EZTC
B3 LISTED NM

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EARNINGS RELEASE

1Q26

CONFERENCE CALL
Simultaneous Translation (Portuguese – English)

May 8th, 2026
10h (Brasilia Time) / 09h (US EST)

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· A. Emílio C. Fugazza
· Pedro Tadeu T. Lourenço
· Christian L. de Melo
· Marina Ferreira
· Gustavo Pereira
· Ricardo Pena

Tel.: +55 (11) 5056-8313
ri@Eztec.com.br
www.Eztec.com.br/ri


eztec
EZTC
B3 LISTED NM
Launch 1Q26
Delivery (Est.) 2Q29
METROPOLITAN
by LINDENBERG

SUMMARY

1Q26 HIGHLIGHTS

86% Sold*

Metropolitan by Lindenberg

100% Sold*

Cidade Parque Guarapiranga – Condomínio Rio Bonito

Until the date of this disclosure

Net income grew 27% vs. 1Q25, reaching R$120 million in the quarter, the strongest start to a year in the last decade.
Operationally, the Company achieved the highest quarterly launch volume in its history, with R$1.2 billion in 100% PSV.

Financial Highlights	1Q26	4Q25	%Var	1Q25	%Var
Net Revenue (R$ k)	322,518	268,965	19.9%	311,247	3.6%
Gross Profit (R$ k)	124,959	109,167	14.5%	123,329	1.3%
Gross Margin	38.7%	40.6%	-1.9 p.p	39.6%	-0.9 p.p
Net Income (R$ k)	119,699	117,552	1.8%	94,099	27.2%
Net Margin	37.1%	43.7%	-6.6 p.p	30.2%	6.9 p.p
Earnings per Share (R$)	0.43	0.50	-14.0%	0.43	0.0%
Net Debt (Cash) (R$ k)	(6,863)	147,443	-104.7%	39,.674	-101.7%
Cash Generation (Burn) (R$ k)	154,306	17,512	781.1%	(31,724)	-586.4%

Operational Highlights	1Q26	4Q25	%Var	1Q25	%Var
# of Projects Launched	4	3	33.3%	2	100.0%
PSV %EZTEC	924,700	783,000	18.1%	616,000	50.1%
Gross Sales	759,759	649,451	17.0%	413,750	83.6%
Net Sales	696,756	556,384	25.2%	376,934	84.8%
Total Inventory	3,137,614	2,875,658	9.1%	2,749,737	14.1%
Net SoS	18.2%	16.2%	2 p.p	12.1%	6.1 p.p
# of Active Construction Sites	19	16	18.8%	16	18.8%
Landbank	8,708,457	9,301,888	-6.4%	10,639,881	-18.2%

São Paulo, May 7th, 2026 - Eztec S.A. (B3: EZTC3), with 47 years of existence, stands out as one of the most profitable companies in the construction and real estate development sector in Brazil. The Company announces its results for the first quarter of 2026 (1Q26). Eztec's operational and financial information, except where otherwise indicated, is presented on a consolidated basis and in thousands of Reais (R$), prepared in accordance with the Accounting Practices Adopted in Brazil ("BR GAAP") and the International Financial Reporting Standards (IFRS) applicable to real estate development entities in Brazil, as approved by the Accounting Pronouncements Committee (CPC), the Brazilian Securities and Exchange Commission (CVM), and the Federal Accounting Council (CFC). The non-accounting and non-financial data have not been revised/audited by Independent Auditors.

MANAGEMENT'S COMMENTS

2026

The Management of Eztec hereby presents its results for the first quarter of 2026. The period marked two simultaneous all-time records for the Company: the highest quarterly launch volume in its history, with **R$1.2 billion in 100% PSV and R$925 million in EZ share PSV**, and the highest quarterly sales volume ever recorded, **totaling R$760 million in gross sales and R$697 million in net sales**. On the financial side, net revenue reached R$322.5 million, with a gross margin of 38.7% and net income of R$119.7 million, resulting in a net margin of 37.1%.

In January 2026, the Company announced its Launch Guidance for the year, setting a range between **R$2.5 billion and R$3.5 billion in PSV.** With R$925 million launched in 1Q26, EZTEC has already achieved **between 26% and 37%** of **its annual guidance in the first quarter**. The four developments launched during the period were **Reserva São Caetano Bosque Phase II** (R$155 million, 50% sold), **Metropolitan by Lindenberg** (R$227 million, 70% sold), **Cidade Parque Guarapiranga – Rio Bonito** (R$146 million, 100% sold), and **Casa Nacional** (R$397 million, 8% sold). Altogether, these projects ended the quarter with **62% of launched units already sold**, demonstrating the strong absorption pace of new developments.

Launch sales totaled R$530 million, representing a 173% increase compared to 1Q25, while sales of completed inventory reached R$102 million, **up 78% year-over-year**. Cancellations totaled R$63 million, a decrease of 32% compared to 4Q25, with the cancellations-to-gross sales ratio declining to 8.3%, down 0.6 p.p. year-over-year. Quarterly net sales speed (net VSO) reached **18.2%,** and the trailing 12-month net VSO reached **42.0%,** reflecting both strong absorption of launches and consistent progress in sales of units under construction and completed inventory. Total inventory ended at **R$3.1 billion in EZ share PSV**, with **19 active construction sites**, three more than in the previous quarter. The projects Agami, Alt Studios, Lume House, and SP 360° moved from launch phase to construction, strengthening the operational pipeline and revenue recognition for the coming quarters.

In terms of deliveries, the quarter was marked by the completion of **Chanés Street**, a development launched in 4Q22 with EZ share PSV of R$176 million, currently 75% sold. This delivery reinforces the Company's ability to meet deadlines and maintain execution quality throughout the construction cycle. On the governance front, the Annual and Extraordinary Shareholders' Meeting held on April 24, 2026 approved, among other matters, **amendments to the Company's Bylaws** aimed at improving governance practices and aligning the organizational structure.

On this date, the Board of Directors approved the distribution of interim dividends based on quarterly profit, totaling approximately R$28 million, equivalent to approximately R$0.10 per share, with payment scheduled for May 29, 2026.

We begin 2026 with results that validate the acceleration strategy adopted by Management. The combination of operational records, strong commercial absorption, financial strength, and a growing pipeline of projects under construction demonstrates the Company's ability to grow consistently regardless of the cycle and positions us confidently to achieve our annual guidance while continuing to generate value for our shareholders, clients, and employees.

Enjoy your reading,

THE MANAGEMENT

Arbitration Chamber. *In accordance with Article 37 of Eztec's Bylaws, the Company, its shareholders and Administrators are obligated to resolve any and all disputes or controversies that may arise between them through arbitration, before the Market Arbitration Chamber, related to or arising from, in particular, the application, validity, effectiveness, interpretation, violation, and effects of the provisions contained in the Brazilian Corporate Law, in these Bylaws, in the regulations issued by the National Monetary Council, the Central Bank of Brazil, or the CVM, as well as in other applicable regulations governing the functioning of the capital markets in general, in addition to those contained in the Novo Mercado Regulations, the Arbitration Regulations, the Sanctions Regulations, and the Novo Mercado Participation Agreement.*

Relationship with Independent Auditors. *In compliance with CVM Resolution No. 162/22, we inform that the independent auditors Deloitte Touche Tohmatsu did not provide, in 2026, any services other than those related to external auditing. The Company's policy regarding the engagement of independent auditors ensures that there is no conflict of interest, loss of independence, or lack of objectivity.*

BALANCE SHEET

Click and access data in Excel

Period ended in march 31st, 2026 In thousands of Brazilian Reais – R$	1Q26	4Q25	%Var	1Q25	%Var
ASSETS	7,339,974	7,196,637	2.0%	6,960,771	5.4%
CURRENT ASSETS	3,351,744	3,303,420	1.5%	3,042,390	10.2%
Cash and Cash equivalents	42,563	66,575	-36.1%	62,119	-31.5%
Financial Investments	1,678,667	1,491,967	12.5%	1,114,919	50.6%
Trade Accounts Receivable	386,673	463,379	-16.6%	474,408	-18.5%
Provision for Doubtful Accounts	(24,125)	(24,125)	0.0%	(11,062)	118.1%
Real Estate Held for Sale	1,238,045	1,282,510	-3.5%	1,370,338	-9.7%
Recoverable Taxes	10,089	9,624	4.8%	9,140	10.4%
Other Receivables	19,832	13,490	47.0%	22,528	-12.0%
NON-CURRENT ASSETS	3,988,230	3,893,217	2.4%	3,918,381	1.8%
Trade Accounts Receivable	1,264,001	1,288,193	-1.9%	1,373,272	-8.0%
Real Estate Held for Sale	1,908,776	1,843,324	3.6%	1,781,507	7.1%
Recoverable Taxes	58,022	60,800	-4.6%	45,755	26.8%
Due to Related Parties	78,393	77,302	1.4%	104,387	-24.9%
Notes Receivable	27,522	28,530	-3.5%	-	n.a
Other Receivables	48,135	34,279	40.4%	50,463	-4.6%
Goodwill over Investments	103,956	106,425	-2.3%	118,187	-12.0%
Investments	439,226	405,520	8.3%	407,142	7.9%
Property and Equipment	57,233	45,743	25.1%	34,436	66.2%
Intangible	2,966	3,101	-4.4%	3,232	-8.2%
LIABILITIES	2,100,522	2,076,740	1.1%	1,977,886	6.2%
CURRENT LIABILITIES	393,544	396,609	-0.8%	394,743	-0.3%
Suppliers	57,235	50,909	12.4%	53,102	7.8%
Payroll Obligations	12,777	10,278	24.3%	12,865	-0.7%
Tax Obligations	14,864	17,497	-15.0%	12,016	23.7%
Loans and Financing	69,261	113,237	-38.8%	102,015	-32.1%
Debentures	52,075	35,558	46.5%	12,507	316.4%
Trade Accounts Payable	23,747	26,314	-9.8%	14,535	63.4%
Reserve for Guarantee	15,824	16,210	-2.4%	12,767	23.9%
Advances from Customers	82,380	68,494	20.3%	90,729	-9.2%
Land Payable	46,999	36,421	29.0%	61,733	-23.9%
Dividends Payable	-	-	n.a	-	n.a
Due to Related Parties	336	141	138.3%	850	-60.5%
Deferred Taxes	14,665	18,097	-19.0%	17,946	-18.3%
Use Rights Payable	3,381	3,453	-2.1%	3,678	-8.1%
NON-CURRENT LIABILITIES	1,706,978	1,680,131	1.6%	1,583,143	7.8%
Loans and Financing	530,501	495,540	7.1%	791,900	-33.0%
Debenture	1,062,530	1,061,650	0.1%	668,290	59.0%
Land Payable	21,587	28,027	-23.0%	30,571	-29.4%
Reserve for Guarantee	4,047	3,830	5.7%	9,154	-55.8%
Reserve for contingencies	6,469	6,469	0.0%	8,849	-26.9%
Deferred Taxes	65,072	67,328	-3.4%	55,638	17.0%
Other Debts to Third Parties	-	-	n.a	-	n.a
Use Rights Payable	16,772	17,287	-3.0%	18,741	-10.5%
SHAREHOLDER'S EQUITY	5,239,452	5,119,897	2.3%	4,982,885	5.1%
CONTROLLING SHAREHOLDER'S EQUITY	5,150,245	5,030,546	2.4%	4,898,437	5.1%
Social Capital	4,301,053	4,301,053	0.0%	2,888,997	48.9%
Capital Reserve	38,297	38,297	0.0%	38,297	0.0%
Cost of Shares Emission	(40,754)	(40,754)	0.0%	(40,754)	0.0%
Treasury Stock	(45,181)	(45,181)	0.0%	(45,181)	0.0%
Earnings Reserves	832,958	297,946	179.6%	2,018,806	-58.7%
Accumulated Profits	119,699	535,012	-77.6%	94,099	27.2%
Goodwill on Transactions with Partners	(55,827)	(55,827)	0.0%	(55,827)	0.0%
NON-CONTROLLING SHAREHOLDER'S EQUITY	89,207	89,351	-0.2%	84,448	5.6%

INCOME STATEMENT

Clique e acesse os dados em Excel

Period ended in march 31st, 2026 In thousands of Brazilian Reais – R$	1Q26	4Q25	%Var	1Q25	%Var
GROSS REVENUE	368,957	337,091	9.5%	343,771	7.3%
(+) Revenue from Sale of Real Estate	361,970	330,070	9.7%	337,388	7.3%
(+) Revenue from Services and Rental	6,987	7,021	-0.5%	6,383	9.5%
DEDUCTIONS FROM GROSS REVENUE	(46,438)	(68,125)	-31.8%	(32,523)	42.8%
(-) Cancelled Sales	(39,588)	(61,610)	-35.7%	(26,278)	50.6%
(-) Taxes on Sales	(6,850)	(6,515)	5.1%	(6,245)	9.7%
NET REVENUE	322,518	268,965	19.9%	311,247	3.6%
COSTS OF REAL ESTATE SOLD, RENTALS AND SERVICES	(197,559)	(159,798)	23.6%	(187,918)	5.1%
(-) Site/Land Cost	(188,507)	(149,525)	26.1%	(171,638)	9.8%
(-) Capitalized Financial Charges	(6,496)	(5,938)	9.4%	(11,476)	-43.4%
(-) Inventory Maintenance and Collateral	(2,556)	(4,335)	-41.0%	(4,804)	-46.8%
GROSS PROFIT	124,959	109,167	14.5%	123,329	1.3%
(%) Gross Margin	38,7%	40,6%	-1.9 p.p	39,6%	-0.9 p.p
(%) Adjusted Gross Margin (Ex-Capitalized Financial Charges)	40,8%	42,8%	-2 p.p	43,3%	-2.6 p.p
OPERATIONAL REVENUES / (EXPENSES)	(41,852)	(22,232)	88.3%	(54,571)	-23.3%
(-) Selling Expenses	(33,268)	(30,424)	9.3%	(25,044)	32.8%
(-) Administrative Expenses	(45,243)	(40,055)	13.0%	(33,754)	34.0%
(-) Tax Expenses	(1,481)	(1,686)	-12.2%	(3,745)	-60.5%
(+) Equity Income	34,302	21,431	60.1%	11,125	208.3%
(+) Other Expenses / Operational Revenues	3,838	28,502	-86.5%	(3,153)	-221.7%
EBIT	83,107	86,935	-4.4%	68,758	20.9%
FINANCIAL RESULT	51,363	50,842	1.0%	36,395	41.1%
(+) Financial Revenue	79,861	75,238	6.1%	50,930	56.8%
(-) Financial Expense	(28,498)	(24,396)	16.8%	(14,535)	96.1%
EARNINGS BEFORE INCOME TAX AND SOCIAL CONTRIBUTION	134,470	137,777	-2.4%	105,153	27.9%
INCOME TAX AND SOCIAL CONTRIBUTION	(8,276)	(17,676)	-53.2%	(8,232)	0.5%
(-) Current	(11,340)	(11,241)	0.9%	(6,122)	85.2%
(-) Deferred	3,064	(6,435)	-147.6%	(2,110)	-245.2%
ATTRIBUTABLE TO NON-CONTROLLING INTERESTS	(6,495)	(2,549)	154.8%	(2,822)	130.2%
NET INCOME (ATTRIBUTABLE TO CONTROLLING INTERESTS)	119,699	117,552	1.8%	94,099	27.2%
(%) Net Margin	37.1%	43.7%	-6.6 p.p	30,2%	6.9 p.p

FINANCIAL INDICATORS

REVENUE, COST & GROSS PROFIT

38.7%

1st Quarter

↓ - 1.9 p.p. vs 4Q25

↓ 0.9 p.p. vs 1Q25

38.7%

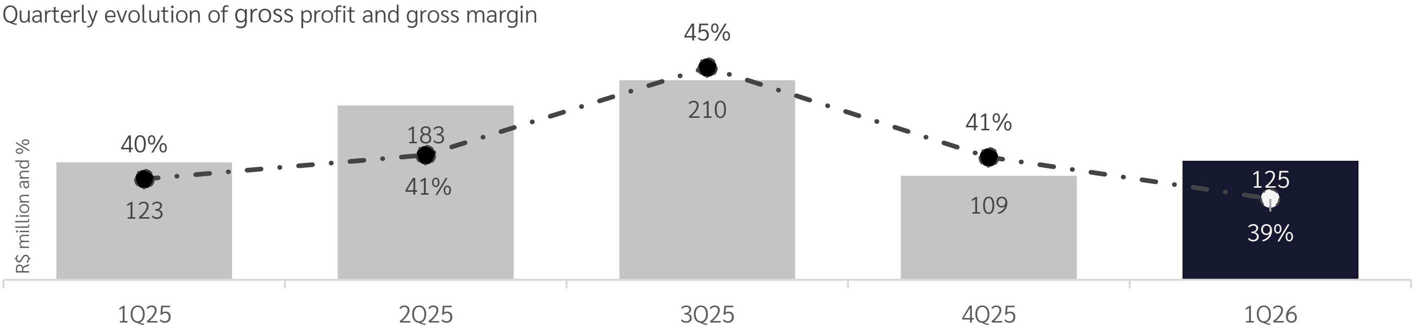
Year-to-date

Net revenue increased, driven by the completion of suspensive clauses related to launches, due to their strong sales performance, the expansion in sales of completed units, and the recognition of a land reimbursement. The completion of the suspensive clause for Metropolitan by Lindenberg, which had more than 70% of its units sold in its launch quarter, contributed R$56 million to quarterly revenue. Additionally, the Company increased sales of completed units by 51%, reaching R$102 million in the quarter, and recognized the reimbursement/compensation regarding the acquisition of a land plot in SPE Ypê for R$23 million (further details in the specific events section).

Gross margin reached 39%, in line with the REF margin, highlighting consistency between recognized results and results yet to be recognized. In the quarter, the margin reflected offsetting effects between the higher volume of launch sales, which due to the present value adjustment (PVA), tends to pressure margins in the short term, and the increased share of sales from completed developments, which naturally carry higher margins. Unlike previous quarters, there was no significant volume of completed projects, and no material construction cost savings were observed during the period, factors that had contributed positively to margins in recent quarters.

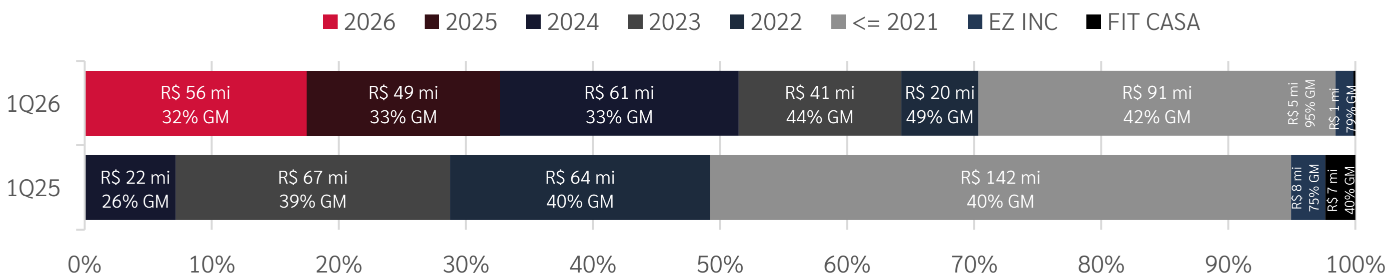
Revenue boosted by the completion of clauses from new projects

Quarterly evolution of gross profit and gross margin



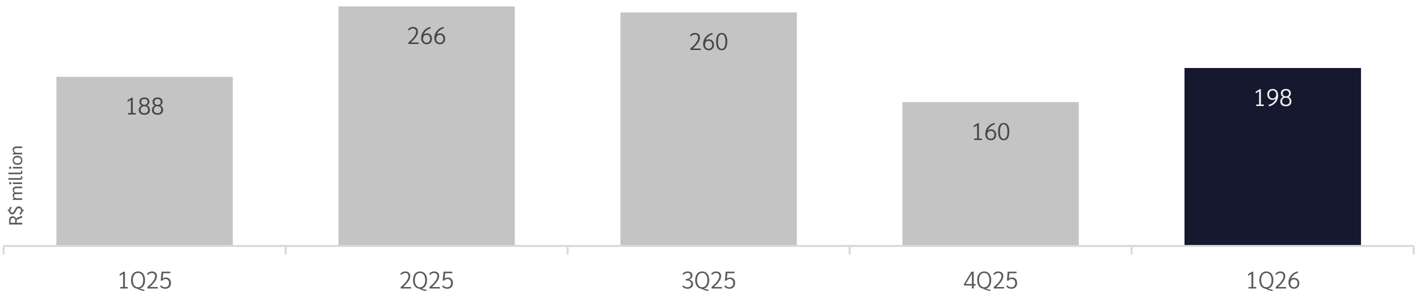
Margins of projects under construction have been recovering due to the recomposition of the executed PVA

Net Revenue and Gross Margin by Year of launch



Costs increased in line with the growth in revenue

Quarterly Costs Evolution



Construction & Land cost

58.4%

Of the quarter´s revenue

A typical Eztec project is significantly larger than the average project built in Brazil. As expected, the larger the project, the greater the share of steel, cement, aluminum, and other inputs in its cost structure. Such projects may be common in the São Paulo market, but they do not reflect the national average. The INCC, the benchmark index for construction cost inflation in Brazil, recently had its calculation methodology revised by FGV, and as of July 2023, new parameters have been adopted.

Capitalized Financial Charges

2.0%

Of the quarter´s revenue

The Company has been increasing its volume of debts linked to the SFH. In the real estate market, from an accounting perspective, construction financing interest is capitalized into the product cost rather than recorded as a financial expense, since it arises from the production process. However, once the project is delivered, this interest is reclassified as an expense under the line item ‘Interest and Passive Monetary Variations’

Maintenace & Collateral

0.8%

Of the quarter’s Revenue

The Company includes maintenance and warranty clauses in its contracts for projects for up to 5 years after key delivery. Provisions are intended to anticipate the financial effects of the guarantees provided by the Company on its development. After the 5-year period has elapsed, the unused portion of these provisions will be reversed.

SELLING EXPENSES

Selling expenses totaled R$33 million in 1Q26, up 32.8% year-over-year, reflecting the Company's higher level of commercial activity during the period, in a context of record launches and sales. The increase in the quarter was mainly driven by higher expenses with sales stands and model units, due to the preparation for new launches, as well as higher expenses related to inventory units, particularly property tax (IPTU) on delivered units that remain unsold.The commissions line showed moderate growth, following the dynamics of revenue recognition under the PoC method, while advertising expenses declined in the period, reflecting the typical non-linearity of this line, as cash outflows do not necessarily occur in the same period as their execution. Nevertheless, the Company maintains an adequate commercial structure to support its launch cycle and the sale of completed inventory.

Advertising and Commissions Expenses

Expenses with advertising, marketing, and commissions fluctuate due to campaigns focused on launches and the sale of completed and under-construction inventory.

Expenses with sales stands and models

In addition to expenses with regular sales stands/decorated units, this line also includes depreciation and maintenance costs of megastores.

Maintenance and Inventory

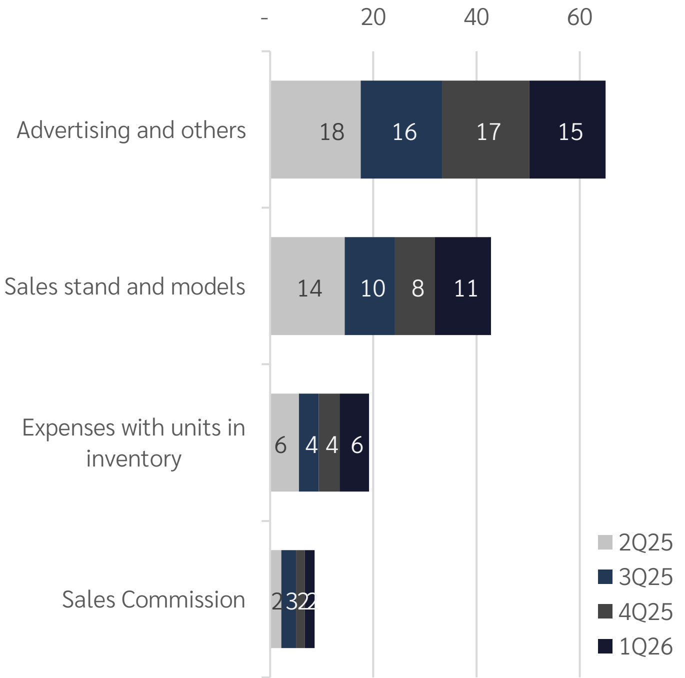
Inventory volume and the number of projects delivered, still under warranty, influence this line.

Period ended in March 31st, 2026 In thousands of Brazilian Reais – R$	1Q26	4Q25	%Var	1Q25	%Var
SELLING EXPENSES	33,268	30,424	9.3%	25,044	32.8%
Advertising and others	14,798	16,899	-12.4%	9,033	63.8%
Sales stand and models	10,839	7,794	39.1%	9,515	13.9%
Sales Commission	1,923	1,700	13.1%	2,728	-29.5%
Expenses with units in inventory	5,708	4,031	41.6%	3,768	51.5%

Increase in expenses reflects the level of commercial activity

Quarterly composition by category - 12 months

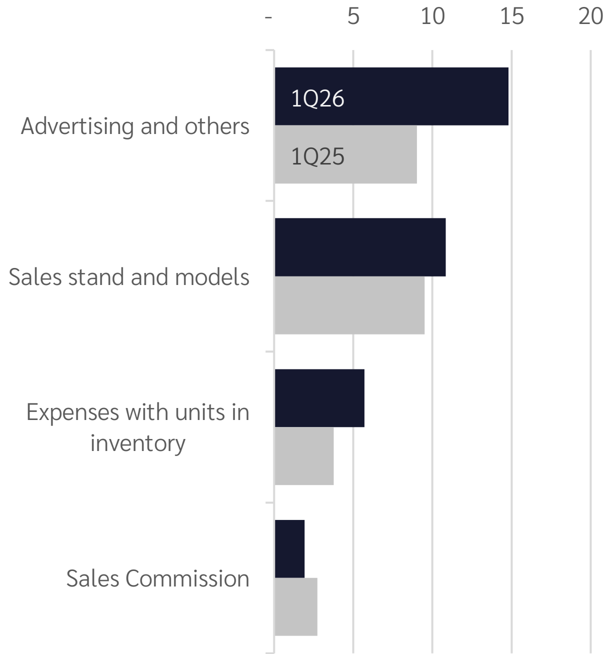
R$ million



Higher launch volume in 1Q26 maintained elevated advertising and sales stand expenses

Annual comparision by category

R$ million



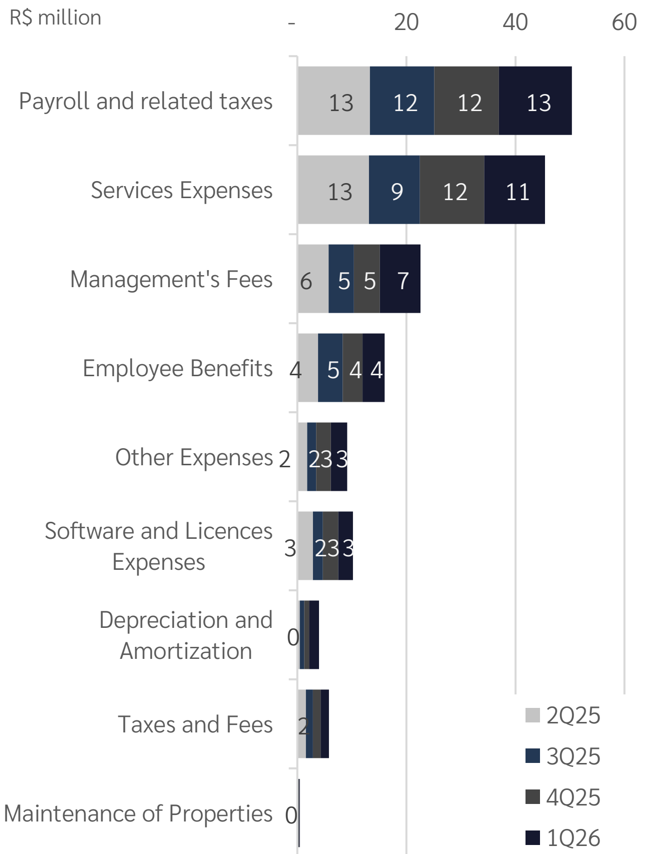
ADMINISTRATIVE EXPENSES

Administrative expenses totaled R$45 million in 1Q26, increasing 13% compared to 4Q25 and 34% year-over-year, reflecting the expansion of the support structure for operations in a context of higher Company activity. The increase in the quarter was mainly driven by higher salaries and related charges, due to the expansion of the workforce, as well as higher management compensation, reflecting bonus payments linked to the achievement of 2025 targets and changes in the Group's executive management.Overall, administrative expenses have evolved in line with the Company's growth in activity, remaining at levels consistent with its current operational stage.

Period ended in march 31st, 2026 In thousands of Brazilian Reais – R$	1Q26	4Q25	%Var	1Q25	%Var
ADMINISTRATIVE EXPENSES	45,243	40,055	13.0%	33,754	34.0%
Payroll and related taxes	13,420	11,866	13.1%	10,706	25.4%
Management's Fees	7,433	4,789	55.2%	4,840	53.6%
Employee Benefits	4,055	3,632	11.6%	3,357	20.8%
Depreciation and Amortization	1,536	1,390	10.5%	1,161	32.3%
Services Expenses	11,209	11,800	-5.0%	8,489	32.0%
Maintenance of Properties	94	124	-24.2%	193	-51.3%
Taxes and Fees	1,820	877	107.5%	855	112.9%
Software and Licences Expenses	2,976	2,735	8.8%	1,575	89.0%
Other Expenses	2,700	2,842	-5.0%	2,578	4.7%

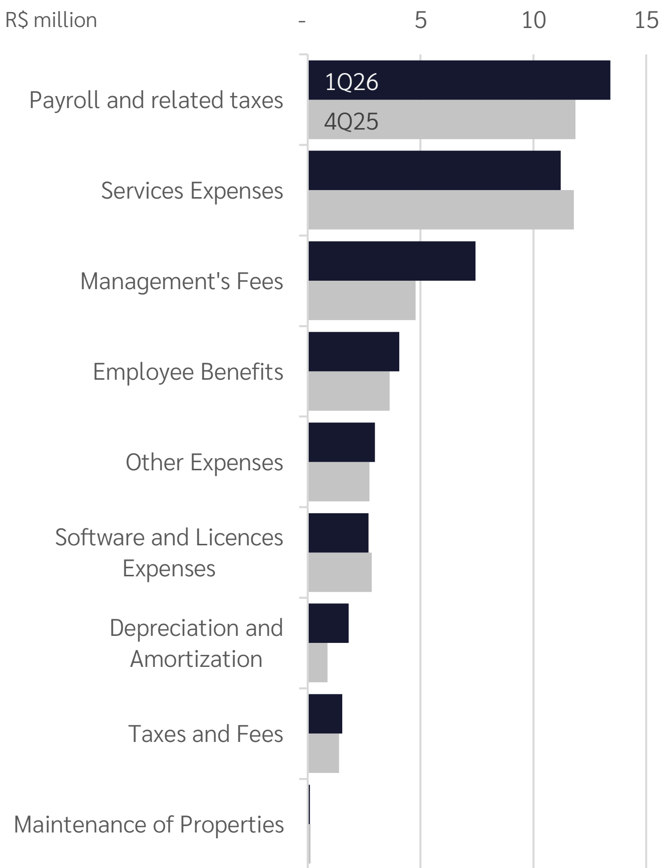
Increase in administrative expenses reflects the expansion of the organizational structure to support operational growth

Administrative Expenses by quarter and category - 12 months



Increase in personnel expenses, including management compensation, to support growth

Year-on-year comparison of Administrative Expenses by category



EQUITY INCOME

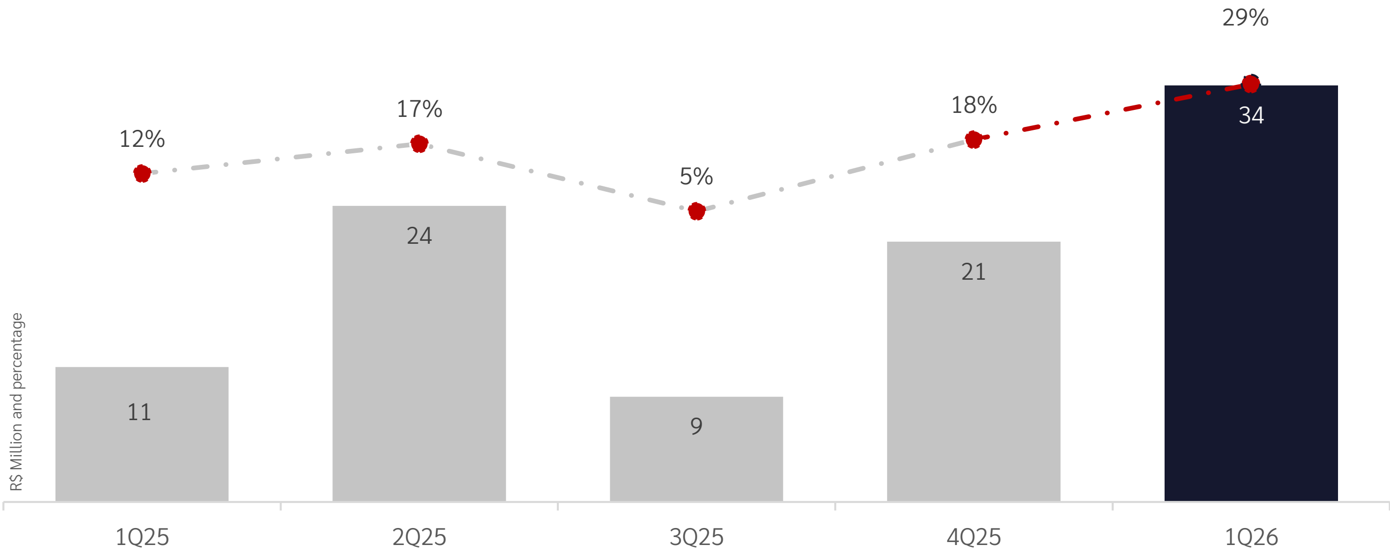
28.7%

Of quarterly Net Income

In 1Q26, equity income totaled R$34 million, representing 29% of the quarter's net income, mainly reflecting the contribution mix of more advanced-stage developments and recently launched projects. Among the highlights, Park Avenue, a high-end development completed in 4Q25, contributed approximately R$12 million, while Cidade Parque Guarapiranga, an affordable housing complex launched this quarter in partnership with Cury (first project, Condomínio Rio Bonito), which is already 99% sold, added around R$7 million to results.Also noteworthy were contributions from Construtora Adolpho Lindenberg, with approximately R$8 million, and Mooca Città, a mid- to high-end complex under development in partnership with Aguassanta DI (with three projects launched to date), which contributed around R$4 million in the period.

Equity launches and sales of completed inventory boosted equity income in 1Q26

Quarterly evolution of Equity Income and its contribution to Net Income



EQUITY PROJECT'S INFORMATION	%Eztec	SPE	Launch Quarter	Partner	Region	Padrão	Standard	Priv. Area (s.q.m.)	Total PSV (R$ Million)	Equity Result
MAIN PROJECTS										28,830
Park Avenue	50%	Harisa	4Q22	Fraiha	South Zone	Alto	12,355	500	250	12,314
Mooca Cittá	50%	Participações Imob. Mooca	1Q24	Aguassanta DI	East Zone	Médio-Alto	14,820	259	130	4,377
Jardins do Brasil - Amazônia	85%	Phaser	4Q12	LPI & Brasílimo	Osasco	Médio-Alto	46,328	285	242	3,536
Cidade Parque Guarapiranga	50%	CCISA209	1Q26	Cury	South Zone	Econômico	36,026	293	146	6,829
Signature	50%	Itatiaia	4Q20	Imoleve	South Zone	Alto	15,419	249	124	1,774
Construtora Adolpho Lindenberg	47%									7,685
Others										(2,213)
TOTAL YEAR EQUITY INCOME										34,302

RESULTS TO RECOGNIZE

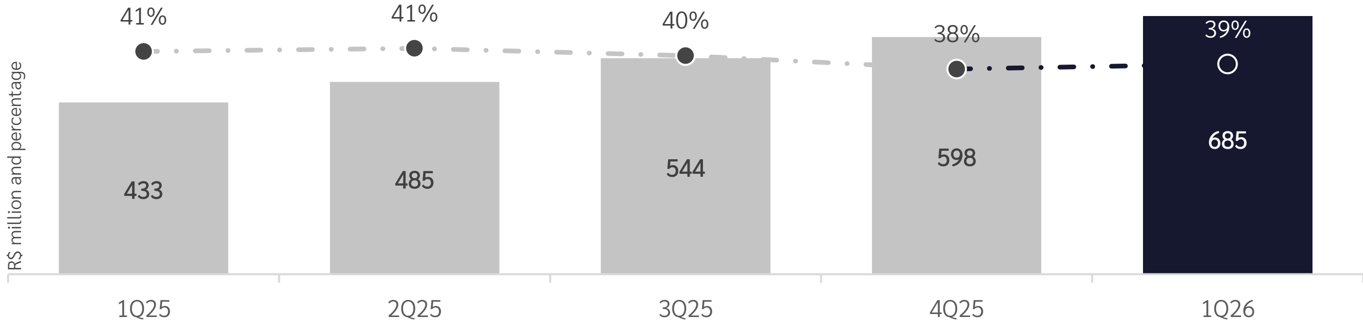
39.0%

Consolidated Margin to be recognized

Driven by a strong volume of launches and sales, backlog (results to be recognized) totaled R$1.0 billion in 1Q26, up 26.1% compared to 4Q25 and 67.5% year-over-year. The dynamics in the period mainly reflect the record level of launches and the high volume of sales, with 71% of gross sales coming from launches, adding units still in early construction stages to the backlog balance. Backlog margin reached 39.0%, an increase of 0.6 p.p. compared to 4Q25, reflecting a combination of mix effects and the operational progress of projects, remaining at a level consistent with the quality of the Company's most recent vintages and the execution cycle of its developments.

Higher sales of launches have been expanding the Results to be Recognized

Evolution of Backlog Results and Consolidated Backlog Margin



Period ended in march 31st, 2026 In thousands of Brazilian Reais – R$	1Q26	4Q25	%Var	1Q25	%Var
Total Results to be Recognized (Consolidated + Equity)	1,021,997	810,162	26.1%	610,276	67.5%
Margin to be Recognized (%)	39.2%	38.2%	1 p,p	41.8%	-2.6 p,p

Period ended in march 31st, 2026 In thousands of Brazilian Reais – R$	1Q26	4Q25	%Var	1Q25	%Var
CONSOLIDATED PROJECTS	684,802	597,703	14.6%	432,634	58.3%
Margin to be Recognized (%)	39.0%	38.4%	0.6 p,p	40.6%	-1.6 p,p
Revenues to be Recognized - Units Sold	1,701,580	1,508,618	12.8%	1,025,992	65.8%
Adjusted Present Value - Consolidated	55,670	49,863	11.6%	40,494	37.5%
Cost of Units Sold to be Recognized	(1,072,448)	(960,778)	11.6%	(633,852)	69.2%

Period ended in march 31st, 2026 In thousands of Brazilian Reais – R$	1Q26	4Q25	%Var	1Q25	%Var
EQUITY PROJECTS	337,195	212,459	58.7%	177,642	89.8%
Margin to be Recognized (%)	39.8%	37.8%	2 p,p	45.3%	-5.5 p,p
Revenues to be Recognized - Units Sold	845,296	560,213	50.9%	391,247	116.1%
Adjusted Present Value- Equity	1,537	1,339	14.8%	1,193	28,9%
Cost of Units Sold to be Recognized	(509,638)	(349,094)	46.0%	(214,798)	137.3%

RESULTS OF SPECIFIC EVENTS

Throughout 2025, the Company carried out active portfolio management initiatives, including asset monetization/rotation, with impacts across different lines of the income statement: (i) in the real estate operation, through the sale of land (Gross Profit), and (ii) through the disposal of interests in SPEs (Other Operating Income/Expenses).

These effects are presented separately to provide transparency and facilitate a more comparable reading of the period's operating performance.

Description of Specific Events in the Year	Financial Impact	SPE	Income Statement Line	Share of Operating Profit	
				Quarterly	Year-to-date
1Q26	**+23.361**			**28.1%**	**28.1%**
Reimbursement/compensation regarding a non-completed sale of plot to third party	+23.361	Ypê	Revenue, costs & other expanses		
The reimbursement/compensation received for a land purchase that did not materialize in the prior fiscal year—for which a provision had already been made to cover the risk of non-receipt—resulted in a contribution of R$18,623 to gross profit and the reversal of a provision of R$4,738, recorded under "Other Revenue and Expenses"					
Total	+23,361				28.1%

NOTE: Includes (i) results from the sale of land recorded under Revenue and Costs, and (ii) results from the disposal of interests in SPEs recorded under Other Operating Income/Expenses. These effects relate to items with variable occurrence and magnitude and do not necessarily represent future recurrence

FINANCIAL RESULTS

Financial results in 1Q26 remained virtually stable compared to the previous quarter, totaling R$51.4 million. Performance in the period was mainly driven by higher returns on financial investments, supported by an increase in the investment base. On the revenue side, in addition to the performance of financial investments, interest income on accounts receivable from clients remained stable, following the dynamics of the receivables portfolio, whose contracts are indexed to IGP-DI and IPCA, which posted changes of 0.31% and 0.84% p.m., respectively. On the other hand, financial expenses increased by 16.8% compared to the previous quarter, mainly due to higher interest and monetary adjustments on liabilities, reflecting the effects of debenture issuances backed by CRIs carried out throughout 2025, which increased both the Company's investment base and its level of indebtedness.

Investments Income

Financial investments are tied to CDBs and LFs, with remuneration rates ranging from 98% to 103% of the CDI.

Interest in accounts receivable

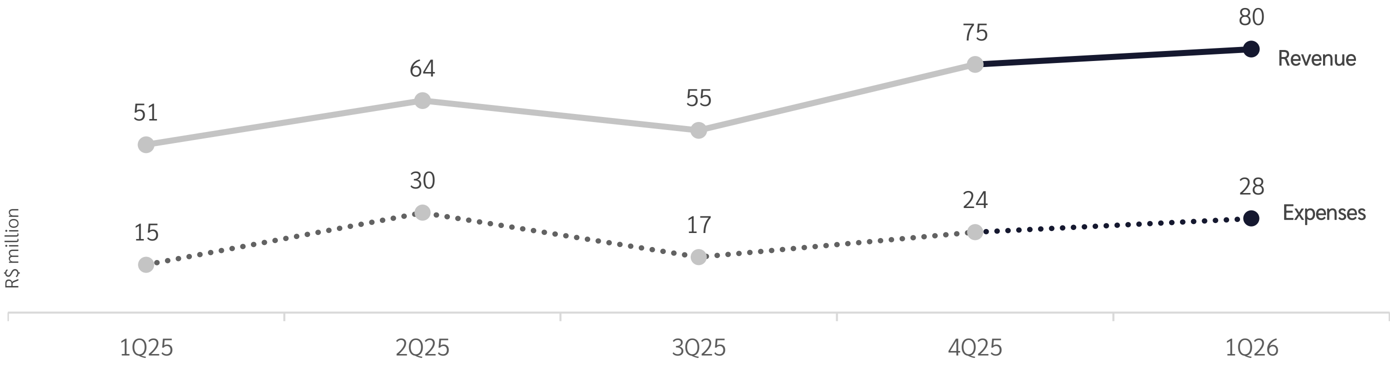
IGP-DI and IPCA recorded changes of 0.31% p.m. and 0.84% p.m. in 1Q26, respectively, compared to 0.53% p.m. and 0.46% p.m. in 4Q25. Specific effects are also present, such as interest accrued between the delivery of the units and the effective transfer of the client to the financing bank.*

*IGP-DI and IPCA accumulated in the quarter, considering the two-month lag

Period ended in march 31st, 2026 In thousands of Brazilian Reais – R$	1Q26	4Q25	%Var	1Q25	%Var
NET FINANCIAL RESULT	51,363	50,842	1.0%	36,395	41.1%
FINANCIAL REVENUES	79,861	75,238	6.1%	50,930	56.8%
Income from Financial Applications	50,292	46,272	8.7%	25,199	99.6%
Interest in Income on Trade Accounts Receivable	25,492	25,417	0.3%	20,385	25.1%
Others (including active interest on overdue receivables)	4,077	3,549	14.9%	5,346	-23.7%
FINANCIAL EXPENSES	(28,498)	(24,396)	16.8%	(14,535)	96.1%
Interest and Passive Monetary Variations	(27,761)	(23,259)	19.4%	(13,899)	99.7%
Discounts on Trade Accounts Receivable	(712)	(1,103)	-35.4%	(582)	22.3%
Others	(25)	(34)	-26.5%	(54)	-53.7%

Investments income maintains revenue stable

Quarterly Evolution of Financial Revenue and Expenses



CASH & DEBTS

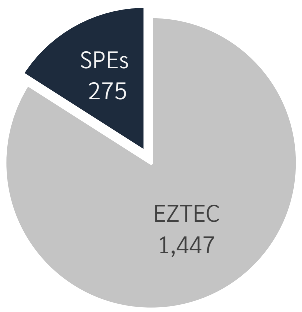
R$ 154.3 milhões

Net Cash Variation ex-dividend in the quarter

In 1Q26, the Company generated net cash (ex-dividends) of R$154 million, mainly driven by the progress of transfers of delivered units throughout the second half of 2025, a period in which the Company recorded a record volume of deliveries. This movement began in 3Q25, gained momentum in 4Q25, and continued into 1Q26, reflecting the natural dynamics of the business, in which there is a time lag between the delivery of units and the completion of bank transfers.Operating cash generation remained positive, reflecting the conversion of sales into cash, combined with the settlement of construction financing debt for delivered projects. As a combined effect, the Company moved from a net debt position of R$147 million in 4Q25 to a net cash position of R$7 million in 1Q26, highlighting the strong cash generation in the period.

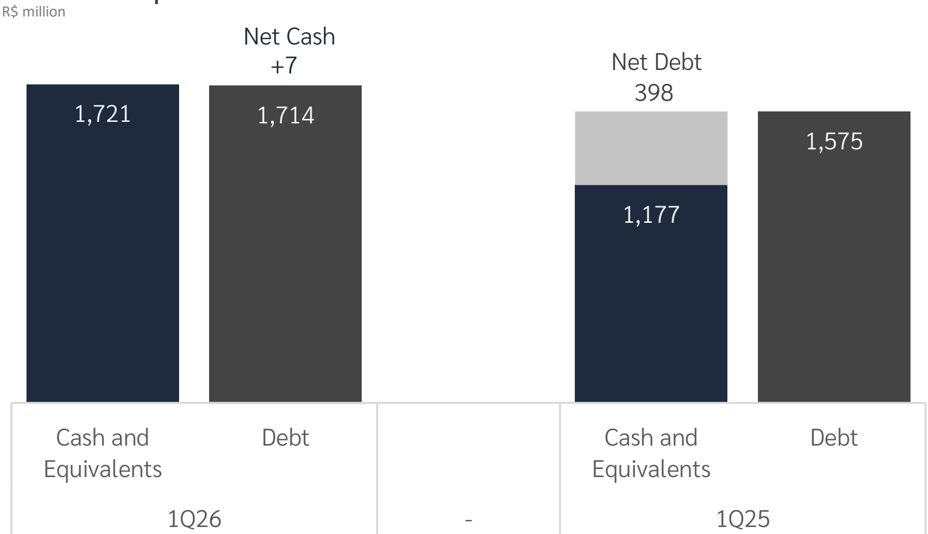
16.0% of Cash Equivalents are under Property of Separation

R$ million



Annual Comparison of Debt/Net Cash Position

R$ million



Period ended in march 31st, 2026 In thousands of Brazilian Reais – R$	1Q26	4Q25	%Var	1Q25	%Var
NET CASH (DEBT)	6,863	(147,443)	-104.7%	(397,674)	-101.73%
NET CASH (BURN) GENERATION	154,306	17,512	781.1%	(31,724)	-586.4%
Short-term Debt	(69,261)	(113,237)	-38.8%	(102,015)	-32.1%
Long-term Debt	(530,501)	(495,540)	7.1%	(791,900)	-33.0%
Short-term Debentures	(52,075)	(35,558)	46.5%	(12,507)	316.4%
Long-term Debentures	(1,062,530)	(1,061,650)	0.1%	(668,290)	59.0%
Cash and Cash Equivalents	42,563	66,575	-36.1%	62,119	-31.5%
Financial Investments	1,678,667	1,491,967	12.5%	1,114,919	50.6%
NET CASH (BURN) GENERATION EX -DIVIDEND BUYBACK	154,306	237,513	-35.0%	(1,645)	-9480.3%
Net Cash (Burn) Generation	154,306	17,512	781.1%	(31,724)	-586.4%
Dividends Paid	-	220,001	-100.0%	30,079	-100.0%
Buyback Program	-	-	n.a.	-	n.a.

OPERATIONAL INDICATORS

LAUNCHES

R$ 925 million

%EZ Quarter Launches

63% sold*

Reserva São Caetano Bosque – 2nd Phase

86% sold*

Metropolitan by Lindenberg

100% sold*

Cidade Parque Guarapiranga – Rio Bonito

16% sold*

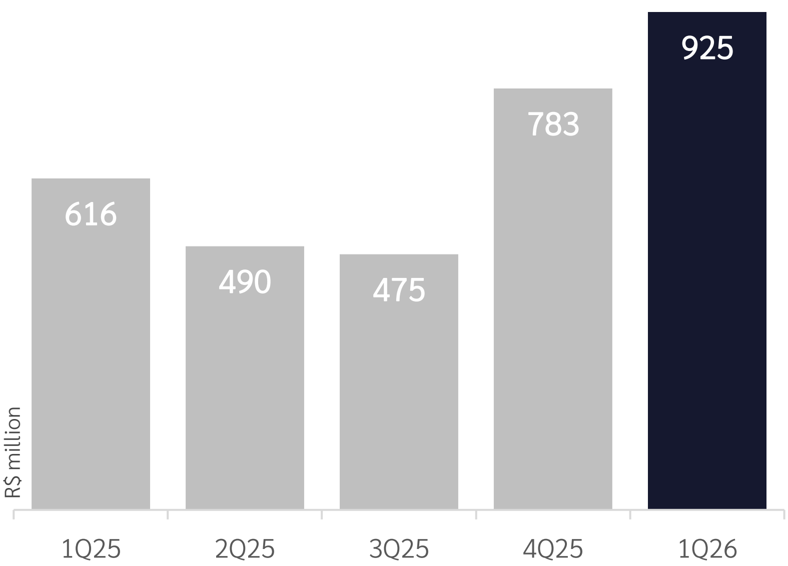
Casa Nacional

*Considering the percentagem of private area sold in the project as of the date of this disclosure

LAUNCHES INFORMATION	%Eztec	SPE	Income	Under Suspensive Clause	Location	Standard	Expected Delivery	# Units Launch	Private Area (s.q.m)	Sold Private Area (%)	PSV %EZ (R$ million)
1Q26								2,022	95,503	62.0%	924.7
Reserva São Caetano - Bosque – 2nd Phase	100%	Campina Grande	Consolidated	Yes	São Caetano do Sul	Middle-end	1Q29	328	14,656	50.0%	155.0
Metropolitan by Lindenberg	70%	Ilha Bela	Consolidated	No	South Zone	Middle-end	2Q29	546	20,118	69.8%	227.0
Cidade Parque Guarapiranga - Rio Bonito	50%	CCISA209	Equity	No	South Zone	Low-end	3Q29	960	36,026	98.9%	146.0
Casa Nacional	100%	Portland	Consolidated	Yes	South Zone	Middle-high-end	4Q29	188	24,703	8.2%	396.7

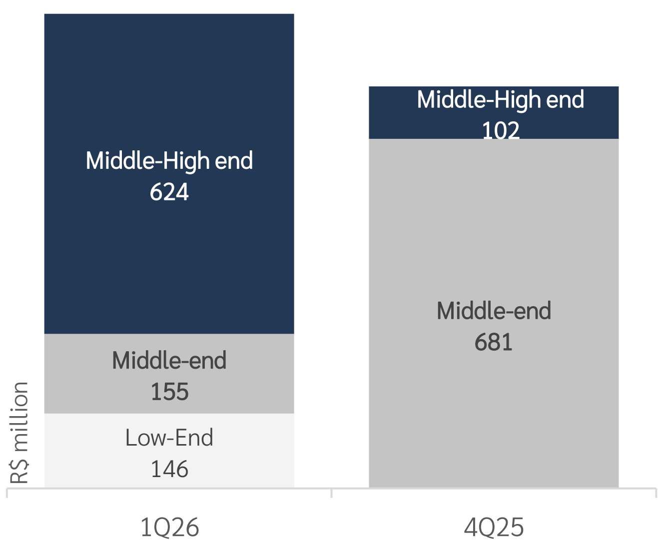
The company reached in 1Q26 the highest launch volume in company´s history

Yearly Evolution of the PSV of launches %EZ



In 1Q26, Eztec's core focus was on middle-end projects

Comparison between launch profiles



PROJECTS DELIVERIES

R$ 7.9 billion

In PSV distributed among 19 active construction sites

Including Esther Towers and Air Brooklin Corporate

Chanés Street (2022)

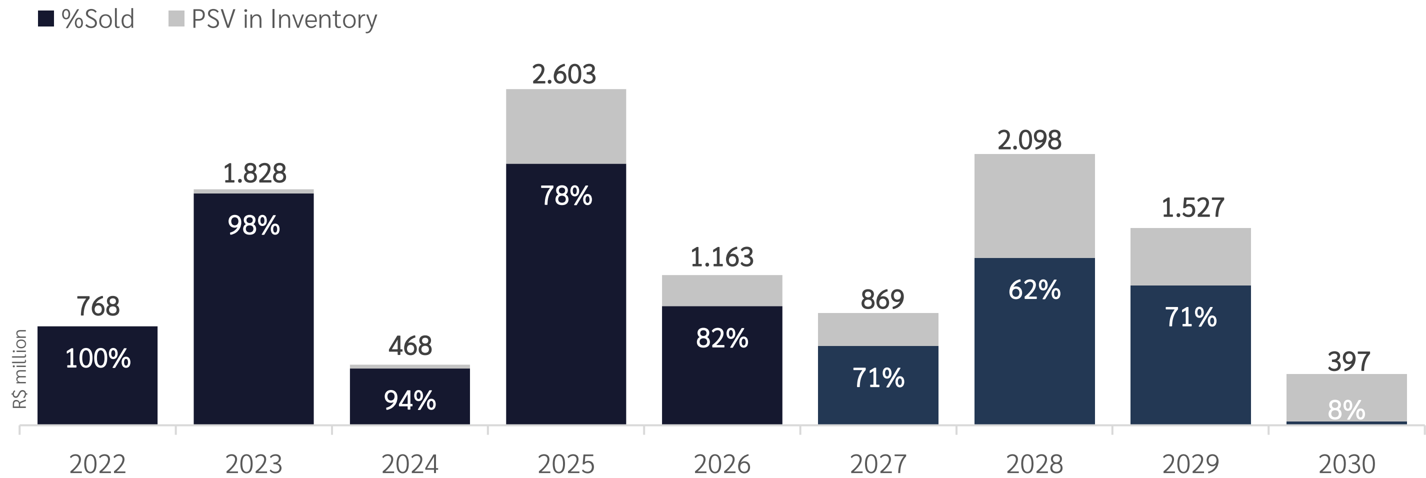
*Considering the average percentage of the private area sold

In 1Q26, the Company delivered Chanés Street (75.2% sold), a high-end development with PSV of R$176 million. For 2026, expected deliveries total R$1.2 billion, distributed across five developments, with 81.5% of units currently sold.

DELIVERY SCHEDULE	% Eztec	SPE	Income	Standard	Private Area Sold (%)	PSV % EZ R$ MM)
1Q26					75.2%	176
Chanés Street	100%	Barcelona	Consolidated	High-end	75,2%	176
2026 (E)					81.3%	1,597
East Blue	100%	Jacareí	Consolidated	Middle-high-end	83.5%	175
Lindenberg Ibirapuera – Art Tower	100%	Caldas Novas	Consolidated	High-end	57.3%	300
Lindenberg Alto de Pinheiros	100%	EZCAL 1	Equity	High-end	90.8%	85
Lindenberg Ibirapuera – Design Tower	100%	Caldas Novas	Consolidated	High-end	100%	300
Jota Vila Mariana	100%	Gregório	Equity	High-end	84.5%	127
Year-to-date					81.5%	1,163

Of the estimated deliveries for 2026, 82% of the units have already been sold

Annual evolution of delivered PSV and its sold percentage as a percentage of the usable area



SALES & CANCELLATIONS

R$ 760 million

Gross Sles % Eztec

Gross sales increased 17% compared to the previous quarter and 83.6% year-over-year, marking the highest quarterly sales volume in the company´s history. The strong commercial performance mainly reflects the exponential acceleration in launch sales, which rose 132.5% compared to the same period last year. The strong performance of launches in the low and middle-end segments highlights the consistency of the Company´s strategy, focused on middle-end products alongside disciplined expansion in the affordable housing segment. Net sales totaled R$696.8 million (+25.2 q/q), and net SoS reached 18.2% in the quarter, with the trailing 12 month average reaching 42%.

1Q26 marks a record sales peak driven by new launches

Comparative quarterly evolution of gross sales

Period ended in march 31st, 2026 In thousands of Brazilian Reais – R$	1Q26	4Q25	%Var	1Q25	%Var
GROSS SALES BY STANDARD	759,759	649,451	*17.0%*	413,750	*83.6%*
Launch	542,089	457,925	*18.4%*	196,954	*132.5%*
Performed	129,062	115,432	*11.8%*	65,841	*75.3%*
Under Construction	88,608	76,095	*16.4%*	150,956	*-49.6%*

Launch sales accounted for 76% of net sales in the quarter, serving as the main driver of commercial performance in 1Q26. The main highlights were Cidade Parque Guarapiranga and Metropolitan by Lindenberg, which together totaled R$302 million in sales (EZ share). These results reflect the success of the Company's strategic partnerships, which boosted the performance of launches developed jointly. Such partnerships enable expansion into other segments, strategically broadening the Company's market reach.Another highlight was the sale of completed units, which increased 11.8% compared to the previous quarter. This performance was a direct result of campaigns focused on this type of product, such as the "Move In Now" campaign, which offered special conditions for the acquisition of completed units.Cancellations totaled R$63 million in the quarter, down 32.3% compared to 4Q25, reinforcing the strength of the portfolio and the resilience of sales.

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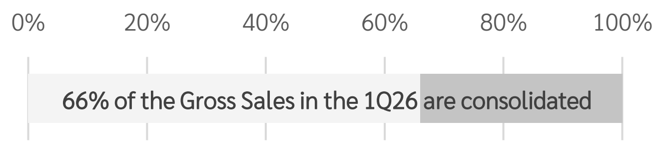
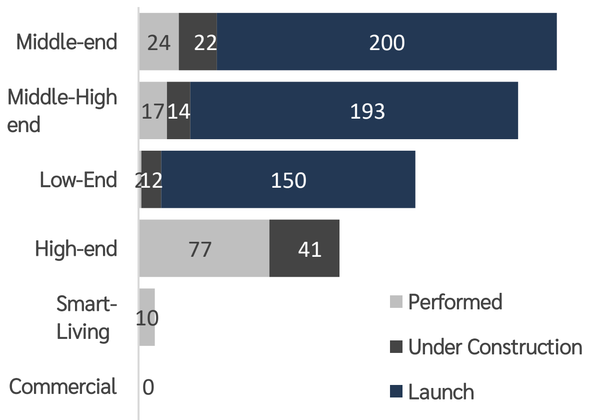
Consolidated x Equity (1Q26)



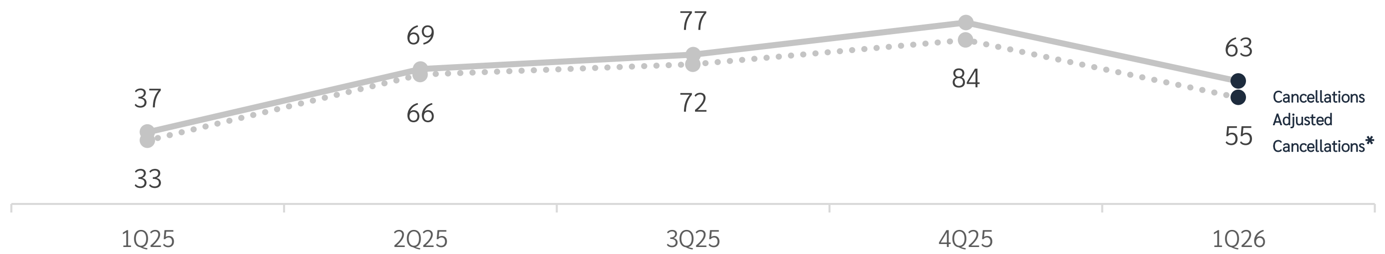
Gross Sales Description (1Q26)

R$ million



Cancellations on the decline: the 32.3% decrease in 1Q26 reflects the resilience of sales

Quarterly evolution of cancellations



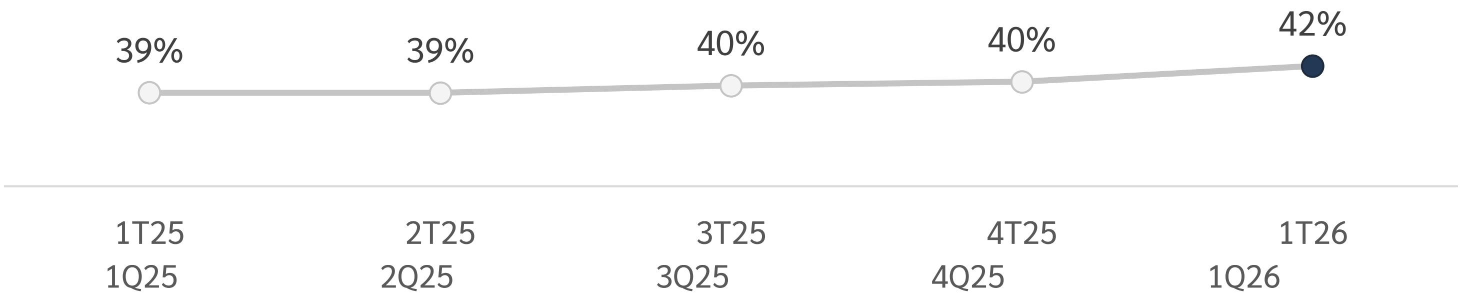
* Cancellations excluded Downgrades, Upgrades and transferred units

Period ended in March 31st, 2026 In thousands of Brazilian Reais – R$	1Q26	4Q25	%Var	1Q25	%Var
GROSS SALES %EZ (R$ Thousands)	759,759	649,451	17.0%	413,750	83.6%
(-) CANCELLATIONS	63,003	93,067	-32.3%	36,816	71.1%
Downgrade	2,821	464	508.3%	3,931	-88.2%
Upgrade	4,853	8,472	-42.7%	303	2698.2%
Transfer	735	0	n.a	0	n.a
Adjuested Cancellations	**54,595**	**84,131**	***-35.1%***	32,583	***67.6%***
Net Sales %EZ (R$ Thousand)	696,756	556,384	25.2%	376,934	84.8%

Period ended in march 31st, 2025 In thousands of Brazilian Reais – R$	1Q26	4Q25	%Var	1Q25	%Var
Gross Sales %EZ (R$ Thousand)	759,759	649,451	17.0%	413,750	83.6%
Average Price Per Unit (R$ thousand)	509	712	-28.6%	819	-37.8%
Gross SoS (%)	19,5%	18,4%	1.1 p.p	13.1%	6.4 p.p
Gross Sos - Launch (%)	38,7%	33,8%	4.8 p.p	23.9%	14.7 p.p
Gross SoS Inventory (%)	8,7%	8,8%	-0.1 p.p	9.3%	-0.5 p.p
Cancellations (R$ Thousands)	63,003	93,067	-32.3%	36.816	71.1%
Net Sales %EZ (R$ Thousand)	696,756	556,384	25.2%	376,934	84.8%
Launch	*530,374*	*429,254*	23.6%	*194,427*	172.8%
Performed	*101,891*	*67,666*	50.6%	*57,125*	78.4%
Under Construction	*64,491*	*59,465*	8.5%	*125,382*	-48.6%
# Units Sold	1,982	819	142.0%	521	280.4%
Cancellations/ Gross Sales	8.3%	14.3%	-6.0 p.p	8.9%	-0.6 p.p
Net SoS (%)	18.2%	16.2%	2.0 p.p	12.1%	6.1 p.p
Net Sos LTM (last 12 months) %	42.0%	40.4%	1.6 p.p	39.3%	2.7 p.p

Acceleration in launch sales boosts sales velocity (VSO)

Quarterly evolution of the 12m VSO



DIRECT RECEIVABLE PORTFOLIO

R$ 661 million (%EZ)

1,685 units, total of R$697 milhões

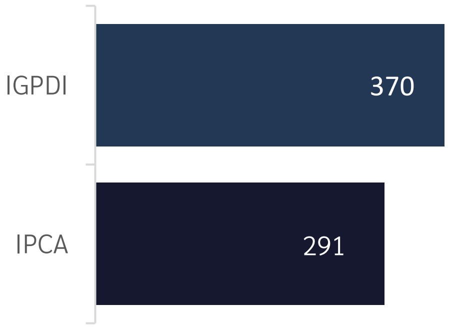
In 1Q26, the volume directly financed by the company totaled R$661 million, up 7.4% year-over-year, with 1,685 active units. The increase reflects the consistent execution of the commercial strategy focused on offering in-house financing,in an environment that remains selective for real estate credit. The performance reinforces the steady expansion of the portfolio, combined with higher customer conversion to direct financing solutions provided by the company, even amid a challenging macroeconomic environment marked by hugh interest rates. The company continues to offer competitive condition, with rates ranging from 8.0% to 12,0% p.a, indexed to IPCA or IGP-DI, and terms of up to 360 months. The portfolio´s average rate closed the quarter at 10.2% p.a + IGP-DI/IPCA, while delinquency stood at 2.6% (+0.4 p.p. q/q). Of the total balance, 63% is expected to be amortized over the next five years, reinforcing a balanced liquidity profile and predictability of cash inflows.

10.2%

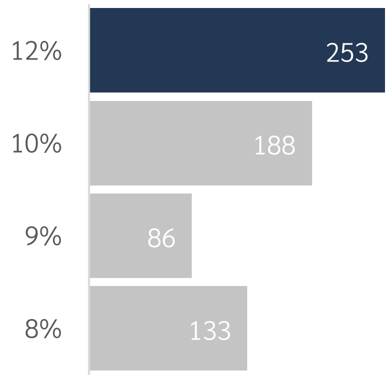
+ IGP-DI

Average interest rate composition

Adjustment Indexes

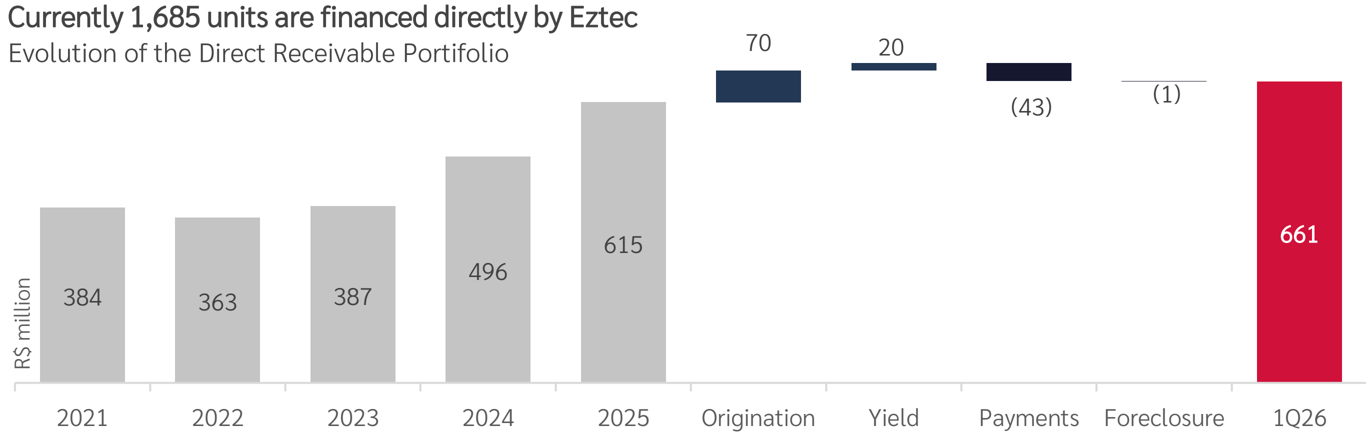


Interest Rates



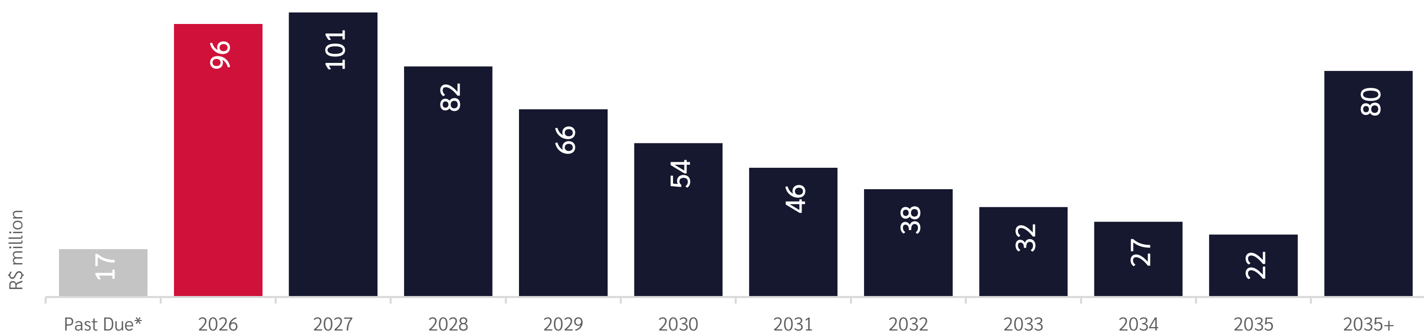
Currently 1,685 units are financed directly by Eztec

Evolution of the Direct Receivable Portfolio



63% of the portfolio to be amortized within the next 5 years; current delinquency at 2.6%*

Annual instalement payment flow



*Delays longer than 90 days are considered overdue or in default.

INVENTORY

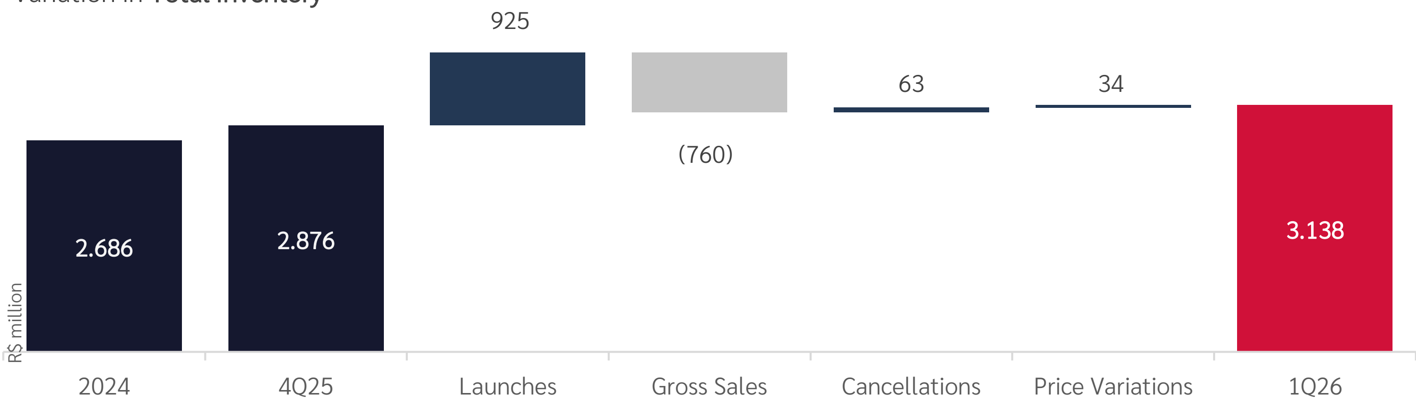
More details in the appendix: Inventory by Project

R$ 3,138 million

Company's total inventory PSV %EZ

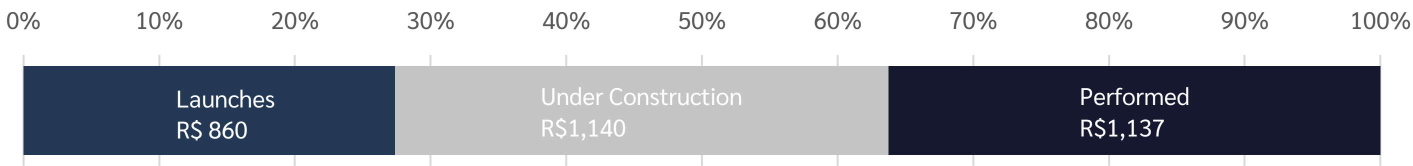
Stable total inventory underscores balance between launches and sales performance

Variation in Total Inventory



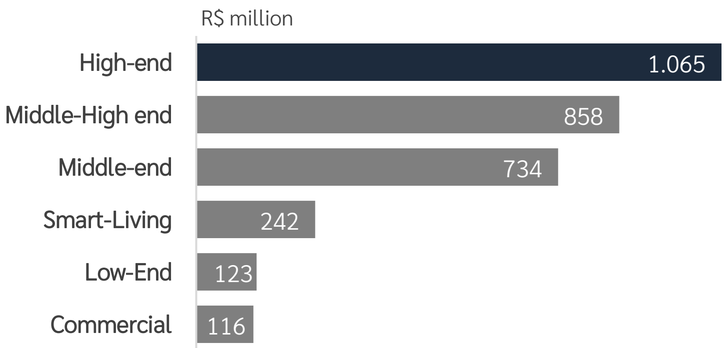
Inventory under construction now account for 36% of Total Inventory

Inventory by project status



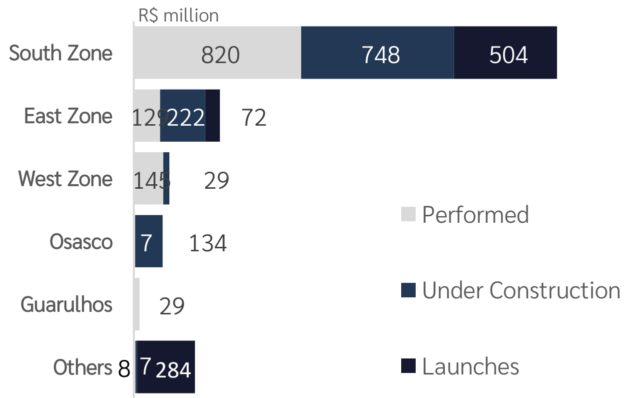
34% of the inventory is high-end residential

PSV of Inventory by Standard - %EZTEC



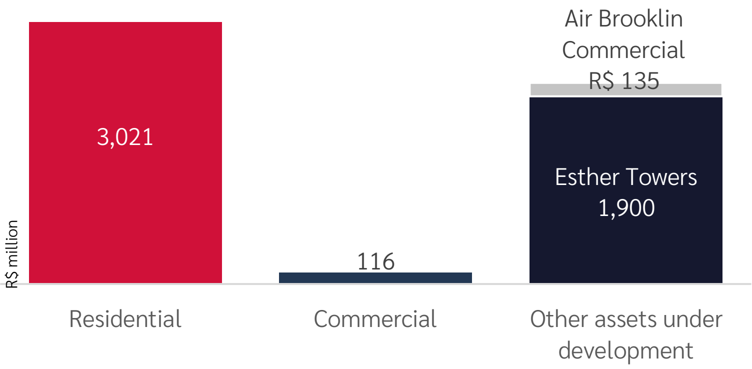
66% of inventory under construction is in the South Zone

PSV of inventory by Region- %EZTEC



Residential Inventory amounts to R$ 3,021 million

Total Inventory PSV Classification - %EZTEC



The Company has approximately R$2 billion in PSV in commercial projects under construction. A corporate office tower project has its own particularities, including the possibility of selling or leasing the building, either in full or in fractions. These transactions are more likely to occur closer to the delivery date of the developments.

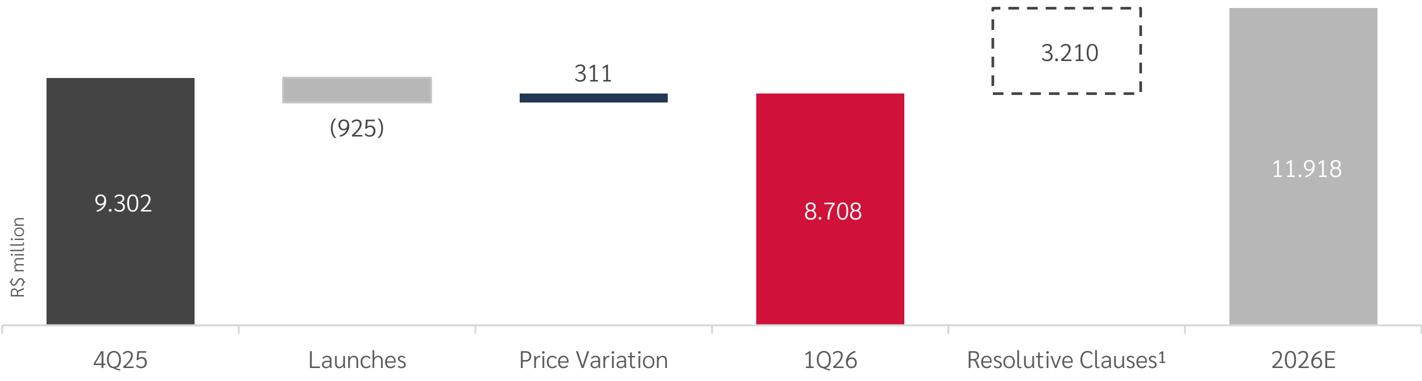
LANDBANK

R$ 8.7 billion

In PSV for Future Projects
% Eztec

Landbank totals R$ 8.7 billion after launches and changes in the Landbank

Evolution of the Landbank and future projects

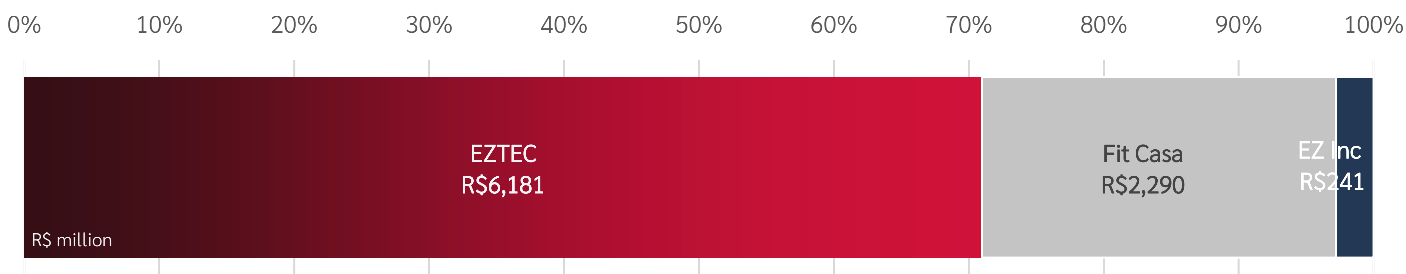


*Managerial value based on current best assumptions

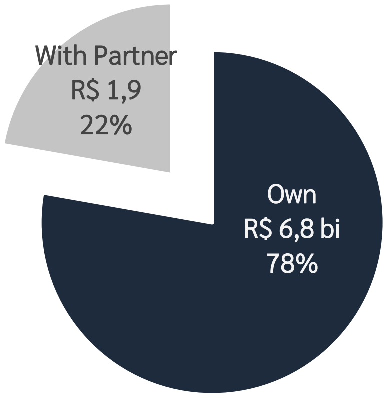
The landbank decreased due to the lack of significant new acquisitions and the substantial increase in the volume of launches carried out. In 1Q26, the total balance amounted to R$ 8.7 billion in PSV, reflecting the consumption of R$ 925 million related to the quarter's residential launches (Reserva São Caetano Bosque – Phase 2, Metropolitan by Lindenberg, Cidade Parque Guarapiranga – Condomínio Rio Bonito, and Casa Nacional). The Company's landbank is predominantly composed of owned assets (78%) and is distributed across the city of São Paulo and its metropolitan region, with 90% of the land plots having a PSV above R$ 200 million.

Future Launches are quite diversified between EZTEC (71%), FIT CASA (26%) and EZ INC (3%)

Landbank by group company

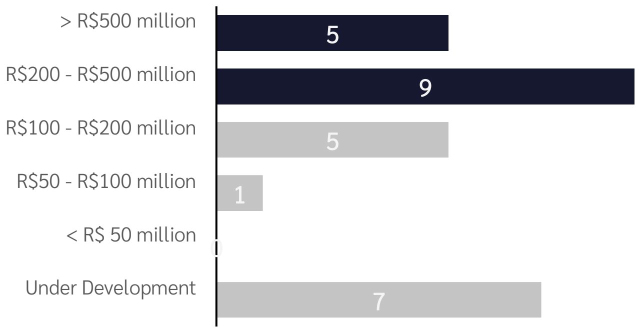


SÃO PAULO R$ million	High-end	Medium-high-end	Middle-end	Low-end	Commercial	TOTAL
EAST ZONE	-	-	828	800	-	1,629
WEST ZONE	-	-	1,403	-	-	1,403
NORTH ZONE	-	-	-	-	-	-
SOUTH ZONE	-	1,481	192	820	241	2,734
MOGI DAS CRUZES	-	-	-	165	-	165
OSASCO	-	379	670	501	-	1,550
SÃO CAETANO	-	-	1,227	-	-	1,227
1Q26		1,860	4,321	2,287	241	8,708
Acquisition Options		*3.210*				
2026E		5,070	4,321	2,287	241	11,918



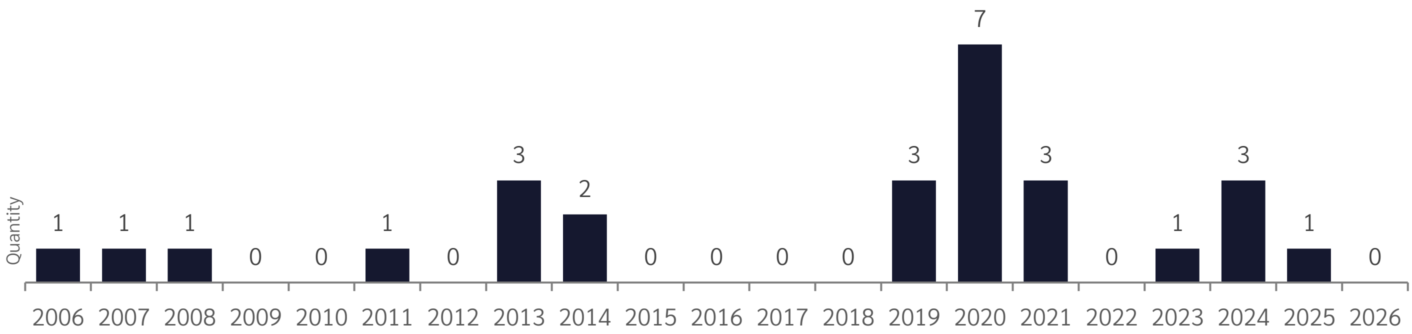
70% of the land plots have a PSV greater than R$200 milion

Quantity of Land Plots by PSV

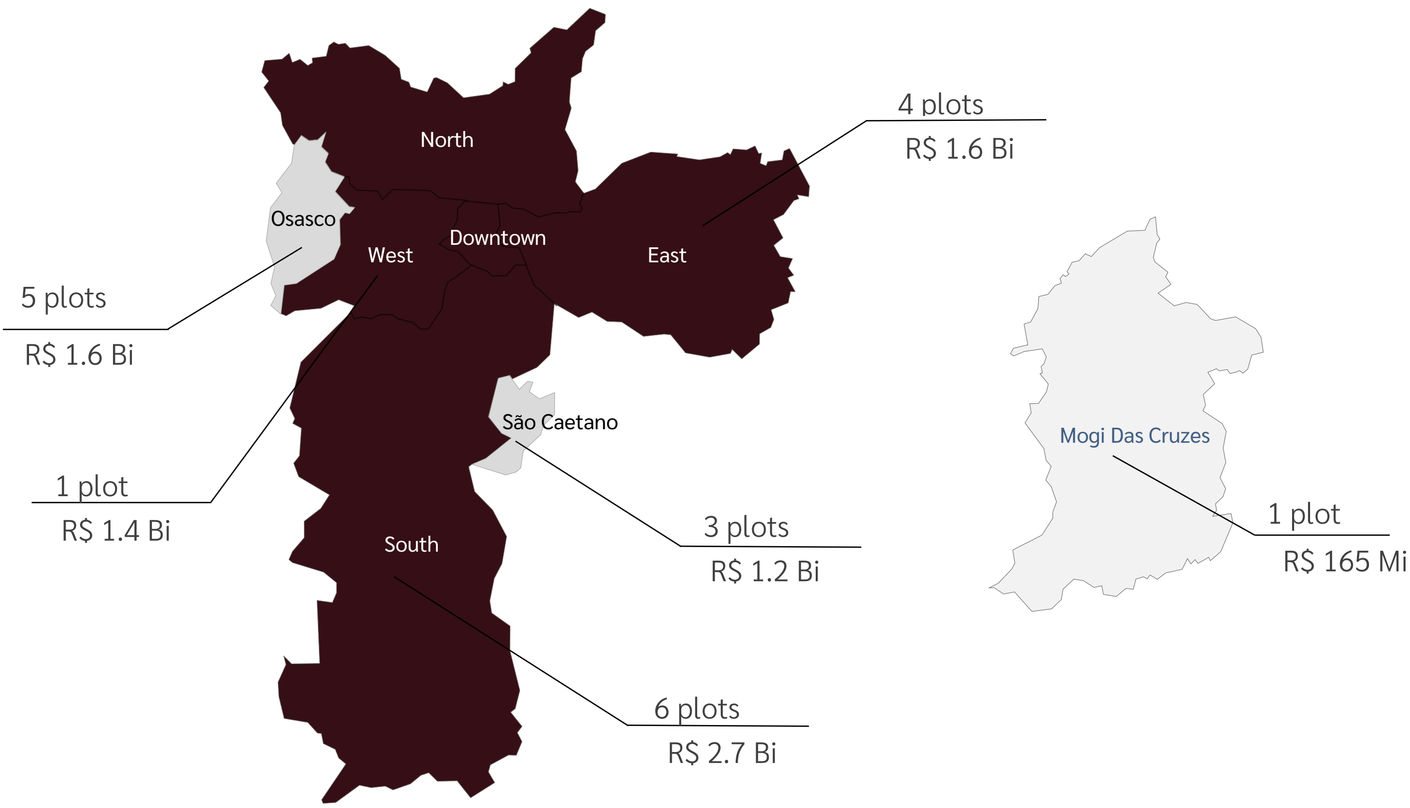


The weighted average duration by PSV of the land is 9.9 years

Number of Land Plots by Year of Acquisition



São Paulo’s Metropolitan Region



EZ INC

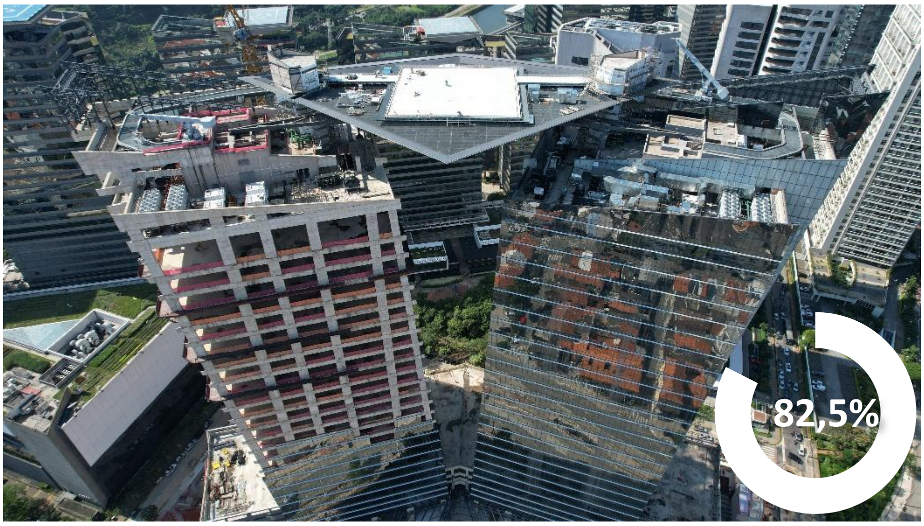
R$ 2,146 million

In Corporate Assets that are ready or under construction

EZ INC is the arm focused on the development and long-term monetization of corporate assets. Currently, EZ INC has four revenue-generating assets, two of which were incorporated and developed by the Company itself (EZ Mark and Neo Corporate Offices), one is leased (Edifício Verbo Divino), and one plot of land is currently rented. In addition to these assets, the Company has two projects under development: Esther Towers and the commercial tower of Air Brooklin.

Real Estate Portfolio

Resume of assets in development



ESTHER TOWERS

(Under Construction)

R$ 1.9 billion

Estimated sales value

Total GLA:	94,000 s.q.m
Estimated % completed:	82,5%
Completion forecast:	1st tower: 1H26 2nd tower: 1H27
Rating:	AAA Corp Tower
SPE:	Mairiporã

AIR BROOKLIN CORPORATE

(Under Construction)

R$ 135 million

Estimated sales value

Total GLA:	7,503 s.q.m
Estimated % completed:	97%
Completion forecast:	2H25
Rating:	Single-user
SPE:	Itajubá

CAPITAL MARKET

ADDITIONAL VALUE

R$ 18.57
Company´s Book Value per Share

In this section, we seek to highlight, through a synthesis of the reviewed accounting and managerial information, the intrinsic equity value of the Company and of EZ INC, its subsidiary, not yet fully reflected in the financial statements.

It is important to emphasize that the figures used, related to Eztec's business outlook, projections, and operational and financial targets, are based on the beliefs and assumptions of the Company's management, as well as on information currently available. Forward-looking statements are not guarantees of performance. They involve risks, uncertainties, and assumptions, as they refer to future events and therefore depend on circumstances that may or may not occur.

Period ended in march 31st, 2025 In thousands of Brazilian Reais – R$	Eztec 1Q26	Eztec 4Q25	%Var	EZ INC 1Q26	Eztec Ex-EZ INC
Controlling Shareholder's Equity	5,150,245	5,030,546	2.4%	1,298,007	3,852,238
Net Worth per share (a)	R$ 18.57	R$ 18.14	2.4%	R$ 4.68	R$ 13.89
Adding OFF-BALANCE Values	1,021,997	810,162	26.1%	0	1,021,997
(+) Result to be recognized (Consolidated)	684,802	597,703	14.6%	0	684,802
(+) Result to be recognized (Equity)	337,195	212,459	58.7%	0	337,195
Adição de valores OFF-BALANCE por ação (b)	R$ 3.68	R$ 2.92	26.1%	R$ 0.00	R$ 3.68
"Subtotal with added values" per share (c = a + b)	R$ 22.25	R$ 21.06	5.7%	R$ 4.68	R$ 17.57
Projection of the possible addition given the execution of the strategy	2,111,545	1,976,730	6.8%	814,000	1,297,545
(+) Expected future value by selling the inventory at the current expected price	1,297,545	1,162,730	11.6%	0	1,297,545
(+) Corporate Assets under construction Esther Towers + Air Brooklin Corporate	814,000	814,000	0.0%	814,000	0
Expected addition of inventory liquidation to current values and sale of corporate projects (d)	R$ 7,61	R$ 7,13	6.8%	R$ 2,93	R$ 4,68
"Subtotal with added values" per share (e = c + d)	R$ 29.87	R$ 28.19	6.0%	R$ 7.61	R$ 22.25
(+) Expected future value by the preparation of the landbank and sale of its units	2.864.177	3.194.141	-10.3%	0	2.864.177
Expected addition of execution and future settlement of landbank projects (f)	R$ 10.33	R$ 11.52	-10.3%	R$ 0.00	R$ 10.33
Equity value with the addition of the values and projections	R$ 11.147.965	R$ 11.011.578	1.2%	R$ 2.112.007	R$ 9.035.958
"Equity value with addition and projections" per share (g = e + f)	R$ 40.19	R$ 39.70	1.2%	R$ 7.61	R$ 32.58
Quantity of shares (ex-Treasury)	277,359,027	277,359,027	0.0%	277,359,027	277,359,027
(+) Total shares	281,000,000	281,000,000	0.0%	281,000,000	281,000,000
(-) Shares held by Treasury	(3,640,973)	(3,640,973)	0.0%	(3,640,973)	(3,640,973)

*Due to the new classification approach for EZ INC's assets under construction, we chose to introduce a new line item, leaving the expected contribution from these projects separately disclosed.

INTERNAL CONSENSUS

In order to provide greater transparency to investors regarding the Company's expected results, we have prepared this section with information on the main financial metrics collected from sell-side analysts who cover the Company.

It is important to emphasize that the figures presented below, related to Eztec's business outlook, were generated exclusively by the analysts and gathered by the Investor Relations team through consultations conducted.

Financial Indicators 1Q26	Consensus	Mín	Máx	Eztec 1Q26	Bank 1	Bank 2	Bank 3	Bank 4	Bank 5	Bank 6	Bank 7	Bank 8	Bank 9	Bank 10
Net Revenue	378.9	293.0	419.8	322.5	398.5	293.0	370.0	378.9	357.0	358.6	379.2	388.0	361.2	419.8
Gross Margin	38%	34.5%	39.6%	38.7%	38.7%	38.0%	34.5%	38.0%	36.5%	38.8%	38.5%	37.0%	37.5%	37.0%
EBIT	90.1	59.0	128.0	134.5	103.8	59.0	128.0	71.8	81.0	70.4	90.1	94.0	66.7	125.0
Net Income	118.7	83.0	147.4	119.6	127.7	83.0	103.0	123.6	97.0	118.7	117.2	127.0	92.3	147.4
Net Margin	32%	25.6%	35.0%	37.1%	32.0%	28.0%	27.8%	32.6%	27.3%	33.1%	30.9%	33.0%	25.6%	35.0%
Cash (Burn) Generation	62.0	-57.7	380.9	154.3	-	-2.0	15.0	100.0	94.0	380.9	-43.0	192.0	24.0	155.3

Financial Indicators 1Q26	Consensus	Median	Mín	Máx	Bank 1	Bank 2	Bank 3	Bank 4	Bank 5	Bank 6	Bank 7	Bank 8	Bank 9	Bank 10
Net Revenue	1.751.7	1.744.4	1.609.0	1.850.3	1.731.5	1.609.0	1.832.0	1.850.3	1.664.0	1.778.1	1.751.7	1.605.0	1.745.9	1.796.5
Gross Margin	39%	38%	37.0%	39.8%	39.8%	37.0%	39.1%	39.1%	37.4%	38.9%	39.0%	37.0%	39.3%	37.0%
EBIT	413.2	456.0	367.0	717.0	413.2	367.0	717.0	427.4	405.0	407.4	434.4	378.0	406.7	552.7
Net Income	526.0	533.5	433.0	662.1	505.2	433.0	531.0	580.6	500.0	526.0	552.6	511.0	499.8	662.1
Net Margin	30%	31%	27.0%	37.0%	29.2%	27.0%	29.0%	31.4%	30.0%	29.6%	31.5%	32.0%	28.6%	37.0%
Cash (Burn) Generation	180.0	144.4	-155.4	400.0	210.1	355.0	-24.0	400.0	108.0	177.0	-121.0	278.0	180.0	-155.4

Endnotes:
Note 1 – Consensus is calculated using the median of analyst's estimates
Note 2 – Figures noted are the latest collected by Eztec from analysts, estimates may have changed since the last consultation
Note 3 – Blank values have not been provided or confirmed by analysts and have therefore been excluded from the table and the median calculation

EZTC
B3 LISTED NM

1Q26

INVESTOR RELATIONS

A. EMÍLIO C. FUGAZZA
Chief Financial Officer and IR Officer

PEDRO TADEU T. LOURENÇO
IR Manager

CHRISTIAN L. DE MELO
IR Specialist

MARINA FERREIRA
IR Analyst

GUSTAVO PEREIRA
IR Intern

RICARDO PENA
IR Intern

ANNEXES >>

All the data in this Earnings Release, including the data in the annexes, is available for consultantion in the supporting spreadsheets on our investor relations website: https://ri.eztec.com.br/en/investor-relations/valuation-data/

ANNEXES

PoC EVOLUTION

Project	03/2025	06/2025	09/2025	12/2025	03/2026
2020					
Air Brooklin	100%	100%	100%	100%	100%
Fit Casa Alto do Ipiranga	100%	100%	100%	100%	100%
Z Ibirapuera	100%	100%	100%	100%	100%
Piazza Gran Maia	100%	100%	100%	100%	100%
Giardino Gran Maia	100%	100%	100%	100%	100%
Signature	100%	100%	100%	100%	100%
Eredità	100%	100%	100%	100%	100%
Fit Casa Estação José Bonifácio	100%	100%	100%	100%	100%
Meu Mundo Estação Mooca	100%	100%	100%	100%	100%
2021					
Dream View Sky Resort e Fit Estação Oratório	100%	100%	100%	100%	100%
Arkadio	84%	88%	91%	100%	100%
In Design Ipiranga	100%	100%	100%	100%	100%
Unique Green	90%	93%	100%	100%	100%
Pin Osasco	100%	100%	100%	100%	100%
2022					
Vila Nova Fazendinha	100%	100%	100%	100%	100%
Expression e Exalt	83%	89%	100%	100%	100%
Haute e Hub Brooklin	82%	89%	100%	100%	100%
Chanés Street	62%	70%	82%	91%	94%
Park Avenue	83%	90%	94%	100%	100%
2023					
Jota by Lindenberg	66%	76%	82%	87%	92%
East Blue Tatuapé	49%	59%	70%	81%	87%
Lindenberg Ibirapuera	81%	84%	88%	92%	94%
Lindenberg Alto de Pinheiros	57%	63%	75%	83%	91%
2024					
Mooca Città - Firenze	14%	21%	31%	44%	48%
Mooca Città - Milano	14%	21%	29%	39%	43%
Lindenberg Vista Brooklin	30%	32%	33%	37%	40%
Villares Parada Inglesa	23%	27%	32%	36%	40%
Lindenberg Alto das Nações	38%	40%	43%	48%	51%
Dot.230	35%	35%	35%	38%	40%
Connect João Dias	23%	26%	26%	39%	39%
Lindenberg Reserva Paraíso	0%	36%	39%	41%	44%
2025					
SP 360	0%	31%	31%	32%	33%
Agami Park Residences	0%	39%	39%	40%	40%
Alt Studios	0%	0%	27%	29%	30,4%
Lume House	0%	0%	17%	19%	22%
Moved Osasco	0%	0%	17%	20%	24%
Blue Marine	0%	0%	30%	30%	30%
Pop Osasco	0%	0%	0%	6%	8%
Reserva São Caetano - Parque	0%	0%	0%	0%	13%
Reserva São Caetano - Bosque (1st Phase)	0%	0%	0%	0%	0%
Mooca Cittá - Torino	0%	0%	0%	0%	0%
2026					
Metropolitan by Lindenberg	0%	0%	0%	0%	29%
Cidade Parque Guarapiranga – Condomínio Rio Bonito	0%	0%	0%	0%	12%

INVENTORY BY PROJECT

Inventory by Year of Launch	PSV Launch	# Launhced Units	# Units in Inventory	PSV Returned from direct receivable portfolio	Private Area in Inventory	ESTOQUE Total
Total	19,036,450,730	40,301	3,459	20,502,108		3,137,614,051
1999	16,982,000	216	-	-	0.0%	50,000
Prime House Ipiranga	16,982,000	216	-	-	0.0%	
2009	511,840,700	1,626	-	2,033,958	0.0%	2,603,958
Supéria Moema	54,400,000	153	-	-	0.0%	
Capital Corporate Office	235,400,000	450	-	2,033,958	0.0%	
Supéria Paraíso	47,999,700	160	-	-	0.0%	
2010	896,440,000	2,309	-	-	0.0%	97,600
Massimo Residence	28,800,000	108	-	-	0.0%	
Up Home	63,700,000	156	-	-	0.0%	
Sky	136,620,000	314	-	-	0.0%	
2011	1,157,450,000	3,060	10	2,744,828	0.5%	17,981,462
NeoCorporate Offices	182,000,000	297	10	-	6.7%	
Trend Paulista Offices	89,250,000	252	-	711,988	0.0%	
Supéria Pinheiros	67,000,000	108	-	-	0.0%	
Still Vila Mascote	37,150,000	150	-	-	0.0%	
Royale Merit	50,920,000	160	-	1,367,329	0.0%	
Gran Village São Bernardo	167,100,000	474	-	665,511	0.0%	
2012	1,166,237,500	4,386	7	4,538,063	0.2%	9,821,272
Neo Offices	40,800,000	96	1	-	0.0%	
Bosque Ventura	103,460,000	450	1	1,550,275	0.2%	
Massimo Nova Saúde	59,100,000	108	-	-	0.0%	
In Design	108,900,000	422	-	-	0.0%	
The View Nova Atlântica	81,000,000	200	-	50,000	0.0%	
Green Work	140,200,000	378	4	288,109	2.0%	
Up Home Santana	49,000,000	96	-	823,638	0.0%	
Parque Ventura	140,770,000	508	1	1,826,042	0.2%	
Brasiliano	33,705,000	162	-	-	0.0%	
2013	1,261,255,000	3,460	80	7,560,631	2.3%	102,071,022
EZ Mark	333,800,000	323	78	-	26.5%	
Centro Empresarial Jardins do Brasil	67,210,000	848	-	-	0.0%	
Quality House Ana Costa	109,200,000	238	-	1,530,539	0.0%	
Cidade Maia - Alameda	89,040,000	448	-	1,276,927	0.0%	
Cidade Maia - Praça	147,350,000	451	-	2,994,159	0.0%	
Cidade Maia - Jardim	115,850,000	280	2	1,759,006,	0.6%	
2014	784,123,000	1,850	2	3,624,627	0.2%	7,030,733
Cidade Maia - Botânica	182,770,000	566	-	1,432,013	0.0%	
Cidade Maia - Reserva	128,450,000	224	1	1,364,006	0.5%	
Le Premier Flat Campos do Jordão	119,400,000	108	1	-	1.1%	
Prime House Parque Bussocaba	119,860,000	568	-	828,608	0.0%	
Legítimo Santana	49,800,000	70	-	-	0.0%	
2016	204,650,000	209	1	-	0.0%	50,000
Up Home Vila Mascote	61,300,000	129	1	-	0.0%	
2017	343,300,000	322	1	-	2.0%	8,043,076
In Design Liberdade	67,800,000	114	1	-	3.9%	
Verace Brooklin	82,300,000	48	-	-	0.0%	
Clima São Francisco	68,700,000	106	-	-	3.4%	
2018	753,450,053	2,015	25	-	1.5%	19,199,571
Z,Cotovia	105,500,000	199	1	-	0.2%	
Vertiz Tatuapé	106,120,053	200	-	-	0.0%	
Fit Casa Brás	125,930,000	979	3	-	0.3%	
Sky House	68,300,000	115	18	-	15.5%	
ID Ibirapuera	16,238,000	67	1	-	1.7%	
Z,Pinheiros	188,200,000	386	4	-	0.5%	
2019	1,897,772,490	3,671	11	-	0.9%	38,852,952
Le Jardin Ibirapuera	71,600,000	22	1	-	4.0%	
Fit Casa Rio Bonito	141,600,000	560	1	-	0.2%	
Pátrio Ibirapuera	198,711,240	54	-	-	0.0%	
ID Lisboa	28,700,000	105	-	-	9.1%	
PIN Internacional	162,500,000	1,416	-	-	0.0%	
ID Jauaperi	37,000,000	169	-	-	5.8%	

EZ Parque da Cidade	576,400,000	244	12	-	3.0%	
Jardins do Brasil - Reserva JB - 2nd Phase	130,200,000	352	-	-	0.7%	
2020	1,150,700,000	3,627	115	-	4.9%	88,744,270
Fit Casa Alto do Ipiranga	80,900,000	370	4	-	1.2%	
Air Brooklin	364,600,000	663	7	-	3.0%	
Z,Ibirapuera	118,600,000	172	32	-	16.4%	
Giardino Gran Maia	101,600,000	322	21	-	6.2%	
Piazza Gran Maia	104,200,000	192	11	-	2.9%	
Fit Casa Estação José Bonifácio	135,100,000	894	47	-	5.6%	
Signature	97,250,000	104	11	-	6.8%	
Eredità	70,900,000	136	3	-	8.6%	
Meu Mundo Estação Mooca	77,550,000	774	4	-	1.1%	
2021	1,231,200,000	1,950	349	-	22.8%	365,991,757
ID Paraíso	28,100,000	231	-	-	20.9%	
Dream View Sky Resort	252,700,000	420	162	-	35.2%	
Arkadio	459,900,000	276	85	-	26.6 %	
Fit Casa Estação Oratório	15,600,000	80	-	-	28.0%	
In Design Ipiranga	66,500,000	150	64	-	38.8%	
Pin Osasco - 1st Phase	41,300,000	351	7	-	2.7%	
Unique Green - 1st Phase	367,100,000	442	70	-	14.5%	
2022	1,783,400,000	2,993	458	-	18.0%	476,839,006
Exalt	228,400,000	433	118	-	25.8%	
Expression	176,900,000	80	7	-	7.0%	
Hub Brooklin	182,200,000	412	160	-	44.9%	
Haute Brooklin	232,200,000	104	18	-	16.5%	
Unique Green - 2nd Phase	410,200,000	443	62	-	14.1%	
Pin Osasco - 2nd Phase	43,500,000	351	13	-	4.3%	
Park Avenue	250,000,000	90	23	-	40.5%	
Chanés Street	175,900,000	250	56	-	27.4%	
2023	987,000,000	388	73	-	18.5%	168,774,479
Jota Vila Mariana	127,000,000	136	24	-	15.7%	
East Blue	175,000,000	123	23	-	21.2%	
Lindenberg Ibirapuera - Art Tower	300,000,000	44	21	-	43.5%	
Lindenberg Alto de Pinheiros	85,000,000	41	5	-	9.2%	
2024	1,601,949,987	2,078	455	-	29.7%	414,980,914
Mooca Città - Firenze	84,800,000	186	39	-	20.9%	
Mooca Città - Milano	129,700,000	168	69	-	39.9%	
Lindenberg Vista Brooklin	243,000,000	65	31	-	46.8%	
Villares Parada Inglesa	137,824,987	373	16	-	4.3%	
Brooklin Studios by Lindenberg	50,625,000	207	-	-	2.0%	
Lindenberg Alto das Nações	541,000,000	216	47	-	27.0%	
DOT,230	153,000,000	280	46	-	18.1%	
Connect João Dias	70,000,000	476	172	-	38.0%	
Lindenberg Reserva Paraíso	192,000,000	107	35	-	54.8%	
2025	2,364,000,000	4,119	1,448	-	39.8%	922,499,582
Agami Park Residences	318,000,000	45	33	-	72.9%	
SP 360	298,000,000	780	58	-	9.1%	
Lume House	165,000,000	257	187	-	71.1%	
Alt Studios	107,000,000	265	114	-	43.7%	
Moved Osasco	218,000,000	357	129	-	30.8%	
Blue Marine	365,000,000	704	222	-	24.1%	
Pop Osasco	110,000,000	473	308	-	62.3%	
Reserva São Caetano - Parque	569,000,000	790	363	-	28.7%	
Reserva São Caetano - Bosque – 1st Phase	112,000,000	214	86	-	44.4%	
Mooca Città - Torino	102,000,000	234	204	-	77.0%	
2026	924,700,000	2,022	437		37.9%	493,982,397
Metropolitan by Lindenberg	227,000,000	546	98		30.1%	
Casa Nacional	396,700,000	188	173		91.8%	
Cidade Parque Guarapiranga – Rio Bonito	146,000,000	960	8		1.1%	
Reserva São Caetano Bosque –2nd Phase	155,000,000	328	158		50.0%	

REVENUE BY PROJECT

Project	% Eztec	Accumulated Revenue
2012		
Neo Offices	100%	41,250
Bosque Ventura	85%	179,218
Terraço do Horto	100%	11,994
Massimo Nova Saúde	100%	68,628
In Design	100%	118,714
The View Nova Atlântica	100%	98,335
Green Work	100%	136,086
Up Home Santana	100%	51,358
Chácara Cantareira	100%	181,101
Prime House São Bernardo	100%	170,855
Parque Ventura	85%	230,395
Jardins do Brasil - Abrolhos	76%	200,547
Jardins do Brasil - Amazônia	76%	238,798
Brasiliano	90%	76,595
Dez Cantareira	50%	23,201
2013		
EZ Towers	100%	1,320,830
Le Premier Paraíso	100%	97,643
Premiatto Sacomã	100%	64,242
Splendor Vila Mariana	100%	72,447
EZ Mark	100%	250,984
Jardins do Brasil - Mantiqueira	76%	199,690
Centro Empresarial Jardins do Brasil	76%	201,960
Massimo Vila Mascote	100%	143,463
Quality House Ana Costa	100%	128,863
Cidade Maia - Alameda	100%	156,396
Cidade Maia - Jardim	100%	222,777
Cidade Maia - Praça	100%	274,127
2014		
Cidade Maia - Botânica	100%	365,092
Cidade Maia - Reserva	100%	230,234
Magnífico Mooca	63%	68,217
San Felipe - Palazzo	100%	55,282
San Felipe - Giardino	100%	105,370
Prime House Parque Bussocaba	100%	202,256
Le Premier Flat Campos do Jordão	100%	137,642
Legítimo Santana	100%	62,706
2015		
Splendor Ipiranga	100%	82,576
Massimo Vila Carrão	100%	55,136
Jardins do Brasil - Atlântica	76%	223,174
2016		
Le Premier Moema	50%	54,558
Splendor Brooklin	100%	100,054
Up Home vila Mascote	100%	66,234
2017		
Legittimo Vila Romana	100%	55,146
In Design Liberdade	100%	76,126
Verace Brooklin	100%	95,662
Clima São Francisco	100%	76,223
2018		
Z.Cotovia	100%	111,819
Vertiz Tatuapé	100%	132,720
Sky House	100%	76,775
Fit Casa Brás	70%	148,190
Diogo Ibirapuera	100%	155,721
Z.Pinheiros	100%	223,751
2019		
Le Jardin Ibirapuera	100%	79,314
Vértiz Vila Mascote	100%	123,367
Fit Casa Rio Bonito	100%	165,055
Vivid Perdizes	100%	84,394
Pátrio Ibirapuera	70%	287,205
Artis Jardim Prudência	100%	61,884

Haute Ibirapuera	100%	175,059
Jardins do Brasil - Reserva JB	76%	342,070
EZ Parque da Cidade	100%	710,921
2020		
Air Brooklin	100%	455,934
Fit Casa Alto do Ipiranga	100%	101,339
Z.Ibirapuera	100%	125,316
Giardino Gran Maia	100%	123,553
Piazza Gran Maia	100%	144,272
Fit Casa Estação José Bonifácio	100%	189,923
Signature	50%	143,702
Eredità	50%	87,378
2021		
Dream View Sky Resort	100%	212,008
Unique Green	100%	789,839
In Design Ipiranga	100%	43,791
Arkadio	100%	407,668
2022		
Expression e Exalt	100%	386,550
Haute e Hub Brooklin	100%	341,804
Park Avenue	50%	168,952
Chanés Street	100%	134,407
2023		
East Blue	100%	141,523
Lindenberg Ibirapuera	80%	396,919
2024		
Villares Parada Inglesa	75%	61,090
Mooca Città – Firenze	50%	39,385
Mooca Città – Milano	50%	36,243
Lindenberg Vista Brooklin e Brooklin Studios	50%	50,070
Dot.230	100%	54,635
Lindenberg Alto das Nações	90%	209,280
2025		
Agami Park Residences	100%	32,428
SP 360	100%	96,455
Lume House	100%	10,948
Alt Studios	100%	18,229
Moved Osasco	100%	37,832
Blue Marine	100%	81,912
Reserva São Caetano (Consolidated)	100%	54,703
2026		
Metropolitan by Lindenberg	70%	44,818

CASH FLOW

Período findo de 31 de março de 2026 Valores expressos em milhares de reais – R$	1Q26
Net Income	126,194
Adjustments to Reconcile Net Income to Net Cash Used in (provided by) Operating Activities:	(49,483)
Present Value Adjustment Value from Taxes	5,807
Monetary Variation and Interest, Net	(42,276)
Provision for contingencies	-
Depreciation and Amortization of Goodwill	2,469
Depreciation and Amortization	4,047
Equity Income	(34,302)
Reserve for Contingencies	-
Income Tax and Social Contribution, Current and Deferred	8,276
Financial Expenses	6,496
Increase (decrease) in Operating Assets:	100,289
Trade Accounts Receivables	120,583
Real Estate Held for Sale	(7,494)
Other Assets	(12,800)
CEPAC Aquisition	-
Increase (decrease) in Operating Liabilities:	(27,076)
Advances from Customers	13,886
Interest Paid	(34,293)
Income Tax and Social Contribution Paid	(12,838)
Suppliers	6,326
Other Liabilities	(3,117)
Capital reduction received from subsidiaries and joint ventures	2,960
Cash Generated (applied) in **Operating Activities**	149,924
Cash Flow from Financing Activities:	(153,408)
Financial Applications	(537,913)
Redemption of financial securities	403,828
Capital Reduction Received from Subsidiaries and Joint Ventures	5,963
Acquisition of Investments	(9,884)
Acquisition of Fixed Assets	(15,402)
Cash Used in **Investing Activities**	153,408
Cash Flow from Financing Activities:	(20,528)
Dividends paid	-
Borrowings and Debentures	81,859
Costs of issuing securities	-
Effect of non-controlling interests in subsidiaries	(6,639)
Repayment of Loans and Financing	(94,852)
Debenture interest paid	-
Related parties	(896)
Net Cash provided by **Financing Activities**	(20,528)
Dilution in cash and cash equivalents	(24,012)
Balance at Beginning of Period	66,575
Balance at End of Period	42,563